

RESOLUTION R2024-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA APPROVING A GENERAL PLAN AMENDMENT GPA-24-62 TO THE 2043 MANTECA GENERAL PLAN TO REPLACE THE 2015-2023 HOUSING ELEMENT WITH THE 6TH CYCLE HOUSING ELEMENT AND MAKING A FINDING OF GENERAL PLAN CONSISTENCY PURSUANT TO SECTION 15168(C) OF THE CEQA GUIDELINES

WHEREAS, California Government Code Section 65300 requires each city to prepare and adopt a comprehensive, long-term General Plan document that contains certain elements, describes city-wide goals, and lists policies and implementation measures to achieve those goals; and

WHEREAS, State Housing Element Law (Government Code Section 65580 et. seq.) requires that the City adopt a Housing Element for the eight-year period 2023-2031 to address the City's housing needs, including the regional housing need allocation (RHNA) of 8,306 units; and

WHEREAS, the 6th Cycle Housing Element will supersede and replace the adopted Housing Element text and maps; and

WHEREAS, the City has prepared the Housing Element in accordance with State Housing Element Law; and;

WHEREAS, State law requires that the City take meaningful steps to promote and affirmatively further fair housing (Gov. Code Section 65583(c)(5)); and

WHEREAS, State law requires that the City make zoning available for all types of housing, including multifamily housing (Gov. Code Sections 65583.2 and 65583(c)); and

WHEREAS, the Housing Element must be adopted to comply with State law, accommodate the Regional Housing Needs Allocation (RHNA), affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing (Gov. Code Sections 65583.2 and 65583(c)); 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 20 months including four workshops open to any member of the public, public outreach including a Housing Needs and Priorities Survey to identify housing-related concerns, priorities, and barriers, outreach to stakeholders to identify the housing needs of

populations that they serve including special needs groups, and a 30-day public review of the Draft Housing Element; and

WHEREAS, in accordance with Government Code Section 65583, the Housing Element complies with the duty to Affirmatively Further Fair Housing; and

WHEREAS, in accordance with Government Code Section 65585 (b), on March 27, 2024, the City submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for its review; and

WHEREAS, in May 2024, HCD discussed with the City with preliminary comments about the contents of the draft Housing Element, and based upon those questions, the City submitted revisions to the HCD Draft 6th Cycle Housing Element to address preliminary comments; and

WHEREAS, on September 12, 2024, the City received a letter from HCD stating the draft Housing Element is in substantial compliance with State Housing Element Law and such letter is attached as Exhibit B; and

WHEREAS, the City as Lead Agency determined that the 6th Cycle Housing Element is a “Project” under the California Environmental Quality Act (CEQA);

WHEREAS, the City analyzed the potential impacts of the 2043 General Plan in the final General Plan Environmental Impact Report (SCH# 2020019010) and in the February 2024 Manteca General Plan EIR Addendum; and

WHEREAS, the Housing Element has been reviewed and analyzed by the City pursuant to the California Environmental Quality Act (CEQA), it has determined that the 6th Cycle Housing Element is consistent with the 2043 General Plan and is within the scope of the final General Plan EIR (SCH# 2020019010), that no further environmental review is required under CEQA Guidelines Section 15168(c)(2), and pursuant to CEQA Guidelines Section 15168(c)(5), no further environmental documentation is required, and such finding of consistency is attached as Exhibit C; and

WHEREAS, the Manteca Planning Commission, at its duly noticed Public Hearing of September 5, 2024, recommended approval of the Project in a 5-0 vote to the City Council for all components of the Project; and

WHEREAS, the Manteca Planning Commission is a recommending body to the City Council for all components of the Project, and the Manteca City Council may, at their discretion approve or deny the Project; and

WHEREAS, the City Council of the City of Manteca, at its duly noticed public hearing on October 1, 2024, considered the 6th Cycle Housing Element project; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manteca, finds as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and are incorporated herein by reference, and establish the factual basis for the City Council's adoption of this Resolution.
2. The proposed 6th Cycle Housing Element contains a thorough and adequate treatment of housing issues required to be addressed by State law and adequately addresses each of the HCD findings. The amendment to the 2043 General Plan will adopt the 6th Cycle Housing Element and will replace the 2015-2023 Housing Element with the 6th Cycle Housing Element.
3. The proposed 6th Cycle Housing Element is internally consistent with the 2043 General Plan and is not a detriment to the public interest, health, safety, and welfare of the City.
4. Based on substantial evidence provided in the Housing Element, including a Statewide housing crisis, strong demand for residential and mixed-use development in the City, historical development trends of underutilized sites, historical development trends of sites that allow non-residential uses, opportunities for streamlined infill development, unique site characteristics including low lot utilization and improvement-to-land value ratios, and a commitment from the City to implement programs that incentivize and promote the development of sites, including redevelopment or intensification of underutilized sites and development of City-owned sites, the City Council finds that the existing uses on the underutilized sites identified to accommodate the City's RHNA do not impede residential development during the period covered by the Housing Element, that the sites that allow non-residential uses are likely to accommodate a portion of the RHNA, and that the sites identified in the 6th Cycle Housing Element are anticipated to be available for development during the Housing Element period.
5. The proposed 6th Cycle Housing Element includes a wide variety of objectives, policies, and implementing programs designed to enhance the public health, safety, and welfare, including the goals, policies, and programs to support safe and decent housing, to maintain, rehabilitate, and preserve housing, to increase housing choice, to encourage the development of a variety of housing types and locations to meet the needs of all income levels and the needs of special needs populations, and to affirmatively further fair housing.

6. The 6th Cycle Housing Element project was prepared in accordance with the California Government Code and the California Environmental Quality Act.
7. City Council authorizes the Director of Development Services to make minor modifications to the Housing Element to achieve certification and address comments provided by the Department of Housing and Community Development on this Housing Element, provided that the modifications would not exceed the total amount of development accommodated by the 2043 General Plan prior to revisions and would not result in new actions by the City that would require a General Fund commitment of \$75,000 or greater.
8. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was introduced and passed at a regular meeting of the City Council of the City of Manteca at a duly noticed public hearing meeting of said City Council held on the 1st day of October, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk

Exhibits

Exhibit A – Adoption Draft 6th Cycle Housing Element

Exhibit B – HCD Substantial Compliance Letter dated September 12, 2024

Exhibit C – Finding of Consistency with the 2043 General Plan EIR