

RESOLUTION NO. 15-62

**THE CITY COUNCIL OF THE CITY OF RIPON
ADOPTION OF THE
AMENDMENT TO THE GENERAL PLAN TO
UPDATE THE HOUSING ELEMENT**

WHEREAS, Sections 65580 through 65589.8 of the California Government Code require each jurisdiction to regularly update its Housing Element in accordance with deadlines established by the State; and

WHEREAS, on February 25, 2015, the City held a public workshop to provide the community and interested agencies with an opportunity to identify priorities and concerns related to the provision of housing; and

WHEREAS, the City prepared a Draft Housing Element update consistent with the requirements of State law; and

WHEREAS, the City submitted the Draft Housing Element update to the California Department of Housing and Community Development (HCD) for HCD for state-mandated review on June 3, 2015; and

WHEREAS, the City made the Draft Housing Element update available for public review from July 1, 2015 through August 1, 2015; and

WHEREAS, the City did not receive any public comments regarding the Draft Housing Element update during the public review period but did receive late comments from the Building Industry Association of the Greater Valley which were addressed; and

WHEREAS, HCD identified revisions to the Draft Housing Element that were necessary to comply with state law through oral comments to the City's consultant on July 17, 2015; and

WHEREAS, proposed revisions were made to the Draft Housing Element and submitted to HCD for review and HCD issued a letter to the Director of Planning dated July 27, 2015 identifying that the proposed revisions met the requirements of State law; and

WHEREAS, the City has analyzed the Draft Housing Element and proposed revisions and determined that the Housing Element does not have the potential to result in a significant adverse environmental effect and is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines;

WHEREAS, the Planning Commission held a duly noticed public hearing on September 1, 2015 regarding the Housing Element Update, including the changes requested by HCD, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered all evidence submitted in connection with the Housing Element Update, including the staff report, public testimony, and all other documents and evidence that are part of the City administrative record for these actions; and,

WHEREAS, the Planning Commission found that the goals, programs, and objectives contained in the Housing Element Update, considered individually and cumulatively, do not adversely affect the internal consistency of the City of Ripon General Plan; and

WHEREAS, the Planning Commission recommended that the City Council adopt the Housing Element Update as an amendment to the General Plan, based on the foregoing findings; and

WHEREAS, the City Council held a public hearing on September 8, 2015, regarding the Housing Element Update, including the changes recommended by the Planning Commission, at which time all interested persons were given an opportunity to be heard.

NOW, THEREFORE, THE CITY COUNCIL AND RESOLVES, that the goals, policies, programs, and objectives contained in the Housing Element Update, considered individually and cumulatively, do not adversely affect the internal consistency of the City of Ripon General Plan.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission does hereby recommend that the City Council adopt the Housing Element Update as an amendment to the General Plan as identified in Exhibit "A," based on the foregoing findings.

NOW THEREFORE BE IT RESOLVED that the City Council makes the following findings:

CEQA

1. Adoption and implementation of the Housing Element was determined to have been fully addressed by the General Plan EIR and would not result in any new environmental impacts and would not increase the significance of environmental impacts that were addressed in the General Plan EIR. Therefore, no new environmental document is required pursuant to CEQA Guidelines Section 15168(c)(2).
2. The documents and other materials that constitute the administrative record on which these CEQA findings are based are located at the Ripon City Hall, 259 N. Wilma Avenue, Ripon. The City Council designates the City Clerk as custodian of all such documents.

Adoption of the Housing Element

1. The City Council has considered the Housing Element Update and the Planning Commission's recommendation regarding the Housing Element Update.
2. The goals, policies, programs, and objectives contained in the Housing Element Update, considered individually and cumulatively, do not adversely affect the internal consistency of the City of Ripon General Plan.
3. The City Council hereby adopts the Housing Element Update as identified in "Exhibit A" to the City of Ripon General Plan and repeals the existing Housing Element adopted on September 19, 2006.

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PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ripon this 13th day of October, 2015, by the following vote:

AYES:	UECKER, PARKS, RESTUCCIA, WINCHELL, ZUBER
NOES:	NONE
ABSENT:	NONE
ABSTAINING:	NONE

THE CITY OF RIPON,
A Municipal Corporation

By: _____

LEO ZUBER, Mayor

ATTEST:

LISA ROOS, City Clerk

Attachments:

Exhibit A – Housing Element Update