



General Plan and Housing Element Update Contract Award July 21, 2020



Benjamin Moody, Development Services Director



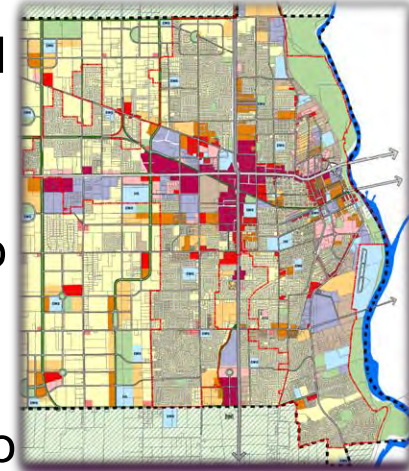
Background

- The City received an SB2 Planning Grant in the amount of \$310,000 for advanced planning services to aid the development of housing in California
- The City is required to update the City's General Plan - Housing Element, with a deadline of June 2021
- The City Council has identified a need to update the City's 2004 General Plan to aid economic development through providing clear policies, that reflect current standards and community needs



General Plan Update

- Current General Plan at min. needs a technical review and update to reflect changes in state laws that have occurred since adopted in 2004
- Needs a comprehensive update to the Housing Element to comply with current Regional Housing Needs Allocation requirements, with accompanying Land Use Plan updates
- The Transportation/Circulation element needs an update to reflect recent updates to the City's Traffic Model and VMT requirements
- Needs a CEQA document prepared to analyze and publicly notice the proposed changes



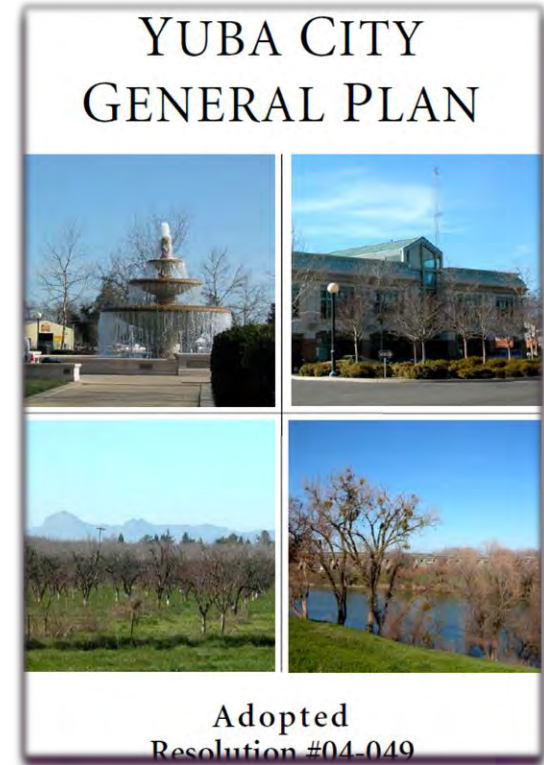


Consultant Scope

PlaceWorks

Provided scope to:

- Update GP to address state law changes
- Update the City's Housing and Land Use Elements related to Regional Housing Needs
- Update the Zoning Code to reflect land use changes
- Update the Transportation Element to incorporate recent work
- Prepare the necessary CEQA document





Consultant Contract



PLACEWORKS

- Understand the required scope of work
- Understand that the work needs to comply with SB 2 funding requirements
- Are available to meet the City's timeline requirements
- Are familiar with the City's existing Housing Element/General Plan
- Provided a proposal that is a fair and reasonable cost

Staff recommends Council make the finding that it is in the best interest of the City to move forward with PlaceWorks in accordance with the City's policies.



Funding

- PlaceWorks
 - Contract Proposal: \$300,000
 - 10% Contingency: \$30,000
 - Total Contract: \$330,000
- The proposed work is eligible for SB 2 grant funding with the scope being identified in the City's SB 2 grant application.
- Capital Improvement Account 1080 (General Plan Implementation and Future Update) accounted for the FY 20/21 revenue of \$310,000 in SB 2 funding, with an existing account balance of approximately \$650,000



Recommendations:

- A. Adopt a Resolution awarding a Professional Services Agreement to PlaceWorks for planning services related to updating the City's General Plan and Housing Element in the amount of \$300,000 with the finding that it is in the best interest of the City.

- B. Authorize the City Manager to execute the Professional Services Agreement on behalf of the City, in substantial compliance with the material terms and conditions presented in the attached draft agreement, subject to review and approval as to legal form by the City Attorney.



Questions?