

# **ATTACHMENT 1**

**RESOLUTION NO. CC 2022-\_\_****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
LAKE FOREST, CALIFORNIA, ADOPTING THE REVISED  
"2021-2029 HOUSING ELEMENT" OF THE GENERAL PLAN**

WHEREAS, the California Government Code requires that cities review and update their Housing Elements every eight (8) years, according to a schedule set forth by the State Department of Housing and Community Development ("HCD");

WHEREAS, the Housing Element sets forth the housing policies for the City, facilitates the preservation and development of housing, and establishes programs to accommodate the City's share of the regional housing needs in Southern California;

WHEREAS, the City of Lake Forest has been assigned an allocation of 3,236 new housing units as its share of the regional housing needs assessment ("RHNA") in Southern California;

WHEREAS, in accordance with State Law, the City of Lake Forest has prepared a Draft Housing Element for the 6<sup>th</sup> Cycle covering 2021-2029 period in accordance with California Government Code Sections 65580-65589.8 attached hereto as Exhibit A;

WHEREAS, in accordance with Government Code Section 65583, the City finds that the Housing Element (2021-2029) complies with the duty to Affirmatively Further Fair Housing;

WHEREAS, the Housing Element (2021-2029) complies with the requirements of State law and conforms to the purposes, intent and provisions of all the Elements of the City's General Plan;

WHEREAS, the Director of Community Development has reviewed the project's potential effects on the environment, and has recommended that the project is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15183 which allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, such as the City's recent General Plan EIR; and

WHEREAS, in preparation of the Housing Element (2021-2029), the City developed a robust Community Engagement Plan with a dedicated website which received over 1,200 views; conducted two online surveys between November 23, 2020, through December 22, 2020, as well as stakeholder interviews with the Kennedy Commission, Welcoming Neighbors Home, and the Fair Housing Council of Orange County; and held a virtual workshop conducted throughout the month of December 2020 to educate the community about housing issues and opportunities and gather input on housing-related topics; and

WHEREAS, on September 23, 2021, pursuant to Government Code section 65585(b)(1), the City submitted the draft 2021-2029 Housing Element to the State of California Department of Housing and Community Development ("HCD");

WHEREAS, the California Department of Housing and Community Development must review and provide comments on the Public Draft Housing Element and the City must update the Public Draft Housing Element in response to those comments in order to comply with State Housing Law;

WHEREAS, on October 7, 2021, the City hosted a public open house event at which the draft Housing Element was shared and feedback was solicited;

WHEREAS, on November 4, 2021, the Planning Commission of the City of Lake Forest conducted a duly noticed public hearing for the purpose of considering the Housing Element update and made a recommendation to the City Council regarding its adoption;

WHEREAS, on January 4, 2022, the City Council conducted a public hearing for the purpose of considering the Housing Element update and adopted the draft Housing Element;

WHEREAS, based on requested revisions from HCD dated March 7, 2022, staff made minor revisions to the Draft Housing Element for consideration by the Planning Commission for recommendation to the City Council;

WHEREAS, the City Manager or her designee is authorized to make minor modifications to the Housing Element to 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 Housing Element prior to revisions and would not result in new actions by the City that would require a commitment of \$20,000 or greater;

WHEREAS, the City gave notice of the public hearing at which the project would be considered by the Planning Commission by publishing a notice in a newspaper of general circulation on June 24, 2022, and by posting a notice at City Hall;

WHEREAS, on July 7, 2022, the Planning Commission of the City of Lake Forest conducted a duly noticed public hearing for the purpose of considering the revised Housing Element update and made a recommendation to the City Council regarding its adoption; and

WHEREAS, the City Council has duly considered all evidence, including the testimony of the City's Consultant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE FOREST DOES RESOLVE, DETERMINE, FIND AND ORDER AS FOLLOWS:

SECTION 1. CEQA. This project is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15183, which allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, such as the City's recent General Plan EIR. An Environmental Analysis has been prepared to demonstrate this finding attached hereto as Exhibit B.

SECTION 2. The City Council further finds as follows:

- a. Finding: The Draft Housing Element is consistent with the goals and policies of the General Plan.

Fact: The Draft Housing Element is a State-mandated Element of the City of Lake Forest's General Plan. California State Legislation requires that the Housing Element be updated every eight years to adequately plan for the City's housing needs. The Housing Element identifies sites that may accommodate the City's Regional Housing Needs Assessment (RHNA) obligation. As such, the Draft Housing Element is consistent with the goals and policies of the General Plan.

- b. Finding: State law requires the adoption of a Housing Element as part of the General Plan of each municipality and said element shall be updated every eight years.

Fact: The current Housing Element for Lake Forest was adopted by the City Council in January 2014 for the 2014-2021 (5<sup>th</sup> Cycle) planning period and was certified by the State. Lake Forest has complied with the State mandate to update its Housing Element for the 2021-2029 planning period.

- c. Finding: As required by State law during the preparation of an amendment to the General Plan, the planning agency has provided opportunities for the involvement of citizens, public agencies, civic, educational, and other community groups, though public hearing and other means the city deems appropriate.

Fact: Public involvement has been completed which included the involvement of residents, local housing community, several non-profit housing advocates, and key City staff. The City worked diligently to engage the community in safe and appropriate ways throughout 2020, during the COVID19 pandemic, when traditional in-person activities were not possible to conduct. This outreach also extended to the General Plan Update which was conducted during pre-COVID-19 protocols and included dozens of community meetings, an open house, and public hearings, where the community had the opportunity to weigh-in on key areas for future residential and non-residential growth. Further, the Planning Commission conducted a public hearing on November 4, 2021.

- d. Finding: The City Council finds that the update to the Housing Element was prepared in accordance with State law and reviewed by the State Department of Housing and Community Development (HCD) as required by the California Government Code.

Fact: The City submitted a copy of the Housing Element on September 23, 2021, to HCD. HCD submitted a review letter to the City on November 22, 2021. Comments received from HCD were addressed and incorporated into the final document for City Council adoption of the Housing Element.

- e. Finding: In accordance with State law, the City Council finds that the existing uses on the nonvacant sites included in the inventory are likely to be discontinued during the planning period.

Fact: City of Lake Forest is essentially entirely built out. There is no vacant unentitled land remaining to accommodate new multifamily residential development. In order to accommodate its fair share of regional housing growth, the City must identify nonvacant sites to accommodate its remaining RHNA for all income levels (not only its lower income requirements). The City has specifically analyzed whether existing uses

constitute an impediment for residential uses on the site. Additional information provided in Appendix A Sites Analysis of the Housing Element (Exhibit A attached hereto) demonstrates that existing uses on the sites identified to accommodate a portion of the City's RHNA do not constitute an impediment for residential uses on the site. Additional information regarding current operations and tenants, vacancies, properties listed for rent or sale, the demand for the current use, and contact with property/business owners are included. The City has considered each site individually and has concluded that, based on the substantial evidence provided, current uses are not an impediment to the sites' redevelopment for residential uses (refer to the Suitability of Nonvacant Sites analysis on page BR-100 of Exhibit A).

SECTION 3. CITY COUNCIL ACTIONS. The City Council does hereby adopt the Housing Element (2021-2029) inclusive of revisions necessary in order to comply with State Housing Law.

PASSED, APPROVED AND ADOPTED this 16th day of August 2022, by the following vote, to wit:

\_\_\_\_\_  
ROBERT PEQUEÑO  
MAYOR

ATTEST:

\_\_\_\_\_  
LISA BERGLUND  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
MATTHEW RICHARDSON  
CITY ATTORNEY

STATE OF CALIFORNIA       )  
COUNTY OF ORANGE       ) SS  
CITY OF LAKE FOREST       )

I, Lisa Berglund, City Clerk of the City of Lake Forest, California, do hereby certify that the foregoing Resolution No. <2022-\_\_\_\_> was duly passed and

adopted at a regular meeting of the Lake Forest City Council on the 16<sup>th</sup> day of August 2022 by the following vote, to wit:

AYES: COUNCIL MEMBERS:  
NOES: COUNCIL MEMBERS:  
ABSENT: COUNCIL MEMBERS:  
ABSTAIN: COUNCIL MEMBERS:

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LISA BERGLUND  
CITY CLERK