

ATTACHMENT 2

RESOLUTION NO. PC 2022-17

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF LAKE FOREST, CALIFORNIA, RECOMMENDING
THE CITY COUNCIL ADOPT THE "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 6th 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 has 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; and

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.

NOW THEREFORE, THE PLANNING COMMISSION 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. PLANNING COMMISSION ACTIONS. The Planning Commission does hereby recommend the City Council adopt the Housing Element (2021-2029) inclusive of revisions necessary in order to comply with State Housing Law.

[Signatures on following page]

[Signature Page to Resolution No. 2022-17]

PASSED, APPROVED AND ADOPTED this 7th day of July 2022, by the following vote, to wit:

AYES:	COMMISSIONERS BARAJAS, FUENTES, LUDDEN, VILLWOCK
NOES:	NONE
ABSENT:	ARMANDO
ABSTAINED:	NONE



JOLENE FUENTES
VICE CHAIR
LAKE FOREST PLANNING COMMISSION

7.7.22

DATE

ATTEST:



GAYLE ACKERMAN, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT

7.7.22

DATE