



CITY COUNCIL AGENDA REPORT

MEETING DATE: 8/16/2022

DEPARTMENT: Community Development

SUBJECT:

REVISED "2021-2029 HOUSING ELEMENT" OF THE GENERAL PLAN

RECOMMENDED ACTION(S):

Adopt a Resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE FOREST, CALIFORNIA, ADOPTING THE REVISED "2021-2029 HOUSING ELEMENT" OF THE GENERAL PLAN.

EXECUTIVE SUMMARY:

State law requires all cities in California to adopt a comprehensive General Plan to guide land use planning decisions. The Housing Element is a State-mandated element of the City's General Plan which is required to identify and analyze existing and projected housing needs. The Housing Element is the only element that must be updated at regular intervals or cycles (every 8 years) and is reviewed for conformance by the State Department of Housing and Community Development ("HCD").

On November 4, 2021, the Planning Commission considered and made a recommendation to the City Council on the Draft Sixth Cycle 2021-2029 Housing Element ("Housing Element"). The Housing Element was adopted by City Council on January 4, 2022, and subsequently submitted to HCD. However, HCD staff required revisions to the adopted Housing Element. This necessitated modification to the document prior to resubmittal for certification.

Staff and the City's consultant have closely coordinated with HCD and have incorporated the necessary modifications to the Housing Element to ensure it meets State law and can be certified by HCD. On July 7, 2022, the Planning Commission considered and adopted a resolution recommending the City Council adopt the revised 2021-2029 Housing Element of the General Plan (Attachment 2). Following City Council's adoption, the revised Housing Element would be submitted to HCD for review and certification (Attachment 1). In accordance with the draft resolution, should there be additional minor modifications, changes may be made administratively by the Director of Community Development.

BACKGROUND:

On November 4, 2021, the Planning Commission considered and made a recommendation to the City Council on the Housing Element. The Housing Element was adopted by City Council on January 4, 2022, and subsequently submitted to HCD by staff on January 6, 2022. A detailed background and prior agenda report is provided as Attachment 3 and the Draft Housing Element previously submitted to HCD can be found in the link of Attachment 4.

On March 7, 2022, HCD review staff sent a letter listing revisions that were necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code) ("State law") (Attachment 5). Staff and the City's consultant, Amanda Tropiano of DeNovo Planning, worked extensively with HCD staff to clarify the comments and update the Housing Element to comply with State law. An excerpt list of the revisions made in response to HCD can be referenced in Attachment 6.

DISCUSSION:

In accordance with direction from HCD, changes to the adopted Housing Element were necessary to bring it into compliance with State law. The changes requested by HCD generally included additional supporting analysis, the establishment of quantifiable goals and a commitment to amend existing City regulations for compliance with State law. An excerpt of the revised changes is provided in Attachment 6. Specific changes include:

- Additional analysis of trends regarding disproportionate housing needs and an assessment of how the sites inventory will improve fair housing conditions.
- The inclusion of quantifiable goals to measure progress for Affirmatively Furthering Fair Housing ("AFFH") programs.
- Additional justification regarding local development trends impacting the viability of commercial and office uses.
- Commitment to adopt future municipal code amendments to clarify regulations for residential care facilities and reasonable accommodation.
- Commitment to meet all requirements of Government Code Section 65583.2 when completing the rezoning of sites identified to accommodate the RHNA (Regional Housing Needs Assessment).
- Additional commitment to monitor accessory dwelling unit (ADU) production and affordability.

- Additional information on the Neighborhood Improvement Task Force and programs completed to date.

As indicated above, once revisions are adopted by the City Council, the revisions to the Housing Element will be sent to HCD for final review and certification. Based on feedback from HCD staff, it is not anticipated that there would be additional major changes to the Housing Element. Should HCD have minor revisions, modifications may be made administratively by the Director of Community Development.

Environmental Review:

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 (Attachment 1, Exhibit B).

Public Noticing:

In accordance with the requirements of Section 9.184.040(C)(2) of the Municipal Code of the City of Lake Forest, this project has been noticed in a newspaper of general circulation on August 5, 2022. In addition, on August 5, 2022, public notices were posted at City Hall.

FISCAL IMPACT:

There is no fiscal impact associated with the adoption of the 2021-2029 Housing Element.

ATTACHMENTS:

1. Resolution to adopt the revised "2021-2029 Housing Element"
 - a. Revised Housing Element
 - b. Environmental Analysis
2. PC Resolution recommending City Council adopt the Revised "2021-2029 Housing Element"
3. City Council Agenda Report of January 4, 2022 (Link for Attachments)
4. Draft Housing Element dated March 7, 2022 (Link)
5. HCD Letter of Revisions

6. Excerpt of Housing Element Revisions to HCD

Initiated By: Amy Stonich, AICP, Assistant Director of Community
Development

Submitted By: Gayle Ackerman, AICP, Director of Community Development

Approved By: Debra Rose, City Manager