



2021-2029 (6TH CYCLE) HOUSING ELEMENT

SEPTEMBER 19, 2022

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Adoption of the proposed Housing Element is exempt under State CEQA Guidelines §15061(b)(3) common sense exemption, because:

- The Housing Element is a policy document.
- No rezoning is needed to meet the City's RHNA numbers

GENERAL PLAN REQUIREMENTS

- **State law requires every city and county to adopt a General Plan for the physical development of that jurisdiction**
- **The Housing Element is one of seven State-mandated elements**
- **The Housing Element is the only element of the General Plan that has State-mandated timeframes for updating (every eight years)**
- **Review and certification is required by the California Department of Housing and Community Development (HCD)**

PUBLIC OUTREACH

- **Public outreach and input, which included five General Plan Advisory Committee (GPAC) meetings, were held prior to the first Planning Commission public hearing on July 26, 2021.**
- **The draft Element (and subsequent updates) were posted on the City's website.**
- **Notices for all the public hearings were sent to all those who participated in the GPAC meetings, which included the GPAC members, housing advocacy groups and interested residents.**
- **Prior to the July 26, 2021 meeting, a letter was sent to the City by the Kennedy Commission commenting on the draft Element.**

TIMELINE – TO DATE

- **Planning Commission on July 9, 2021**
- **City Council August 16, 2021**
- **1st draft forwarded to HCD on September 2, 2021**
- **HCD comment letter on the first draft November 1, 2021**
- **City Council review of 2nd draft March 21, 2022**
- **2nd Draft forwarded to HCD on March 23, 2022**
- **HCD comment letter on the 2nd Draft May 23, 2022**
- **Planning Commission on August 22, 2022**

PUBLIC COMMENT

- **On March 24, 2022; July 19, 2022; and August 5, 2022, the City received correspondence from Californians for Homeownership noting that the City had not yet adopted its Housing Element and threatened litigation over the matter.**
- **No other correspondence or public comment has been received on the Housing Element, other than the aforementioned Kennedy Commission letter.**

RECENT UPDATES TO THE DRAFT

On May 23rd HCD commented on five areas of the Housing Element:

- 1) Inventory of sites and housing production needed to address the 2021-2029 cycle;
- 2) The use of accessory dwelling units (ADUs) to meet a portion of the City's RHNA;
- 3) Affirmatively furthering fair housing;
- 4) Select City codes that require amendments to facilitate housing production; and
- 5) Additional details on timeframes for implementing programs.

RECENT UPDATES TO THE DRAFT

To address these comments, the Consultant, in consultation with City staff and HCD staff, made the following revisions to the draft:

- **1. Inventory of sites.** The draft Element was revised to include additional details on the existing uses on each parcel, history of past land uses that were recycled from nonresidential uses to residential uses, and discussion of the City's history with mixed use developments.
- **2. Accessory dwelling units (ADUs).** The draft Element includes a revised estimate of anticipated ADU production and the results of a survey of property owners who indicated the rents they anticipate charging for ADUs when complete.

RECENT UPDATES TO THE DRAFT

- **3. Affirmatively furthering fair housing.** The draft Element includes revisions to local knowledge about the City and contributing factors to current fair housing issues
- **4. Select City codes.** The draft Element includes proposed revisions to design review, municipal code definitions, parking space requirements and structure heights limits, and other miscellaneous revisions required by state law.
- **5. Program information.** The draft Element includes greater detail on certain programs and timeframes for implementation of all the programs.

Since its receipt of the last comment letter from HCD, City staff have been working closely with HCD on the revised document and believe that, with the changes, noted above that the document is ready for adoption by the City and certification by HCD.

RECOMMENDATION

- A RESOLUTION OF THE CITY OF LA HABRA APPROVING GENERAL PLAN AMENDMENT 22-01 ADOPTING THE 2021-2029 (6th CYCLE) HOUSING ELEMENT OF THE LA HABRA GENERAL PLAN 2035 AS PER ATTACHMENT A.



THANK YOU!
