



NOTICE OF PUBLIC HEARING

City of Laguna Niguel – Planning Commission

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Laguna Niguel will hold a public hearing on General Plan Amendment GPA 21-01A01 (2021-2029 Draft Revised Housing Element).

DATE OF HEARING: March 14, 2023

TIME OF HEARING: 7:00 P.M., or as soon thereafter as possible

LOCATION OF HEARING: Crown Valley Community Center, Crown Ballroom
29751 Crown Valley Parkway
Laguna Niguel, CA 92677

PROJECT DESCRIPTION: State law requires that each City adopt a General Plan to guide land use and development. Among the seven (7) required “elements” of the General Plan is the Housing Element. The Housing Element sets forth goals, policies, and programs that address the future housing needs for all income levels over an eight (8) year planning period which coincides with the Regional Housing Needs Assessment (RHNA) projection period. The RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. RHNA quantifies the need for housing within each jurisdiction during specified planning periods.

The following provides a general timeline describing major milestones in preparing, adopting, and augmenting Laguna Niguel’s 2021-2029 Housing Element Update:

- March 31, 2021 - September 17, 2021 - Housing Element community online survey resulted in 289 responses.
- April 15, 2021 - Planning Commission conducted a study session via Zoom on the 2021 Housing Element framework and update process.
- May 6, 2021 - In compliance with Senate Bill SB 18 notification requirements (Tribal Consultation), City staff mailed a project description to local tribes identified by the Native American Heritage Commission (NAHC). No requests for consultation or comments were received during the requisite 90-day response period for this notification.
- May 25, 2021 - Planning Commission held a public hearing via Zoom to review the draft Housing Element and receive public comments from interested community stakeholders.
- June 22, 2021 - Draft Housing Element was transmitted to HCD for a 60-day review.
- August 5, 2021 - City staff met with HCD staff to receive preliminary verbal comments on the draft document.
- August 20, 2021 - The City received its first written letter from HCD finding, in their opinion, that while the draft Housing Element addresses many statutory requirements, revisions were necessary to comply with State Housing Element Law. Staff initiates the work effort to revise the draft Housing Element to address HCD’s comments.
- September 24, 2021 - City staff revised the draft Housing Element in response to HCD’s comments, posted the draft Housing Element on the City website for public review and comment, and transmitted the revised document to the Planning Commission.

- September 28, 2021 - Planning Commission held a public hearing to review the draft Housing Element, received public comments from interested community stakeholders, and recommended approval of adoption to the City Council.
- October 19, 2021 – City Council held a public hearing to review the draft Housing Element, received public comments from interested community stakeholders, and adopted General Plan Amendment GPA 21-01, 2021-2029 Housing Element.
- January 19, 2022 - The City received a second comment letter from HCD finding that, in their opinion, while the adopted Housing Element addresses many statutory requirements, revisions were necessary to comply with State Housing Element Law. Staff initiates the work effort to augment the adopted Housing Element to address HCD's latest round of comments.

The purpose of this March 14, 2023, meeting is for the Planning Commission to review: 1) HCD's January 19, 2022, comments to the City's 2021-2029 adopted Housing Element, 2) the City's proposed responses to HCD comments and 3) the augmented adopted Housing Element incorporating red-lined revisions addressing HCD second round of comments. After this Planning Commission meeting, a public hearing is scheduled on March 21, 2023, for City Council to review the Commission's recommendation and consider the augmentation of the adopted 2021 – 2029 Housing Element.

In accordance with the California Environmental Quality Act (CEQA) Guidelines, staff recommends that the proposed augmentation of the adopted 2021-2029 Housing Element Update is exempt from CEQA requirements per Section 15061, Review for Exemption of the CEQA Guidelines. Specifically, Section 15061(b)(3) states, in part, that a project is exempt from CEQA if “the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

INVITATION TO BE HEARD: All interested persons are invited to the public hearing to be heard in favor of or in opposition to the proposal or to provide comments. In addition, written comments may be submitted to the Community Development Department prior to the hearing. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in written correspondence delivered to the City of Laguna Niguel prior to or at the public hearing.

The redlined 2021-2029 Housing Element Update is available for review on the City's website at: <https://www.cityoflagunaniguel.org/1352/Housing-Element-Update>, the offices of the Laguna Niguel Community Development Department, 30111 Crown Valley Parkway, Laguna Niguel CA 92677. The Planning Commission staff report will be available Friday afternoon, March 10, 2023. Those desiring a copy of the staff report or further information related to this project should contact Erica Roess, Senior Planner, at the above address, by telephone at (949) 362-4067, or by e-mail at eroess@cityoflagunaniguel.org

/s/Marissa J. Asistin, CMC
City Clerk

Interested Persons List /Publish 1/8 page in Laguna Niguel News on 3/2/23 /Publish on City website 3/2/23