



CITY OF BLUE LAKE

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NOTICE OF PUBLIC HEARING

Notice is Hereby given that the **Planning Commission of the City of Blue Lake** will conduct a Public Hearing on the following General Plan amendment at their regularly scheduled meeting of **November 18, 2024**.

Amendment of the General Plan Housing Element for the 2019-2027 Housing Element planning period (6th cycle) to comply with State housing law: State law requires cities in Humboldt County to update their General Plan Housing Element for the 2019 - 2027 planning period (6th cycle). The City of Blue Lake has prepared a Draft Housing Element which includes an analysis required by State law related to: 1) a review of past accomplishments under the last Housing Element update adopted by the City; 2) existing demographics and housing characteristics; 3) land, financial and, administrative resources available to meet housing demand; and 4) market, government, and environmental constraints. The Humboldt County Association of Governments (HCOAG), a regional planning agency, is responsible for allocating the Regional Housing Need Assessment (RHNA) to individual jurisdictions within the County. The RHNA is distributed by income category. The City of Blue Lake has been allocated a RHNA of 23 dwelling units (7 very low, 4 low, 5 moderate, and 7 above moderate income units) for the 2019-2017 planning period (6th cycle). The City also has a carryover of 11 dwelling units from the 2014-2019 planning period (5th cycle). Therefore, the City must plan for both its 5th and 6th cycle RHNA in the 6th cycle Housing Element. The Housing Element itself does not create physical residential growth in the City. The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate the RHNA. The Draft Housing Element identifies available sites for residential development during the 2019 - 2027 planning period (6th cycle), which exceed the City's RHNA allocation, including sites located within the Powers Creek District. The Draft Housing Element includes programs that propose amending the City's Zoning Code for the following reasons: 1) to ensure consistency with State housing law; 2) to create a Multi-Family Combining Zone to allow multi-family projects without discretionary review or by-right at a density of 16 units per acre; 3) to remove potential constraints to the development of multi-family housing; 4) to comply with the requirements for objective design standards in Govt Code Section 65589.5, subdivision (f); and to minimizing the potential for confusion regarding the applicability of the City's design guidelines. **The recommended environmental determination for the proposed General Plan amendment is a Negative Declaration pursuant to California Environmental Quality Act Guidelines Article 6.**

The Planning Commission meeting will be held at **7:00 P.M.** at the Skinner Store behind Blue Lake City Hall, 111 Greenwood Avenue, Monday, November 18, 2024.

All interested parties are invited to attend.

This meeting will be held in person at the location listed above. The City will provide alternative methods of participation for the convenience of the public. However, the City does not guarantee that there will not be technological issues or interruptions. The public is hereby notified that if there is a technological issue with live video streaming of the meeting, the meeting will continue in person as scheduled. The public may access and participate in the public meeting using one or more of the following methods:

- A) **Zoom:** The meeting will be live streamed via Zoom (details below). The direct Zoom link will also be posted on the City of Blue Lake website (<https://bluelake.ca.gov/>). During the meeting, public comment may be made by using the raise hand feature on Zoom.

Public input will be facilitated by Zoom at the following meeting link:
<https://us02web.zoom.us/j/87504927907?pwd=kTJLrIa4rkLVgsfxwJIo0dAEzqfGL7.1>
Meeting ID: 875 0492 7907 Passcode: 983858
Dial by your location: +1 669 900 6833 US (San Jose)

- B) **In-Writing:** Public comments may also be made in advance by submitting written comment via citymanager@bluelake.ca.gov or by filing it with the City Clerk at 111 Greenwood Road, Blue Lake, California, 95525. All public comments (via email or mail) must be received by the City Clerk prior to 4:30 p.m. the day of the meeting. Please identify the meeting date and agenda item to which your comment pertains in the subject line. Public comments, so received, will be forwarded to the Planning Commission. Written public comments will not be read aloud during the meeting.

Please note that, pursuant to Section 65009 of the Government Code, as amended: if you challenge City action on the above General Plan amendment 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 Blue Lake Planning Commission at or prior to the public hearing. If the Planning Commission continues the public hearing described in this notice, this will continue the opportunity for public comment on the above General Plan amendment.

Documents relating to the above projects are available for review on the City's website (<http://bluelake.ca.gov>) and at the City Clerk's office, 111 Greenwood Avenue, Blue Lake, CA, weekdays, 9:00 a.m. to noon, and 1:00 p.m. to 4:00 p.m.

November 8, 2024