

# Blue Lake Housing Element Update

2019-2027 PLANNING  
PERIOD (6<sup>TH</sup> CYCLE)



# California Department of Housing & Community Development (HCD)



Mission: Promote safe, affordable homes and vibrant, inclusive, sustainable communities for all Californians.

# Humboldt County Association of Governments (HCAOG)



Joint Powers Agency composed of the seven incorporated cities (Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Rio Dell, Trinidad), and the County of Humboldt.

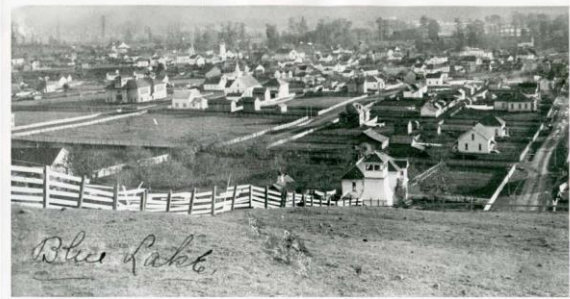
# Housing Element Updates



**CITY OF BLUE LAKE**

**HOUSING ELEMENT UPDATE  
DRAFT**

November 2015



As Adopted \_\_\_\_\_ 201\_ by the City Council

- Blue Lake Housing Element updates
  - 1986 (Adopted)
  - 1992 (Adopted and Certified)
  - 2004 (Adopted and Certified)
  - 2009 (Adopted)
  - 2015 (Draft - Not Adopted or Certified)

# Consequences of Non-compliance with State housing policy



1) The City could be sued



2) The City could be denied grant funding



3) The State could take away local control



# Housing Element Update 2019-2027 (6<sup>th</sup> Cycle)



City of Blue Lake

## HOUSING ELEMENT

2019 - 2027 UPDATE

City Council Adopted \_\_\_\_\_ 2024



# Regional Housing Needs Assessment (RHNA) Plan

## 2019 HUMBOLDT COUNTY REGIONAL HOUSING NEEDS ASSESSMENT PLAN



2018 - 2027

Sixth Housing Element Cycle

Adopted  
March 21, 2019



**HUMBOLDT COUNTY ASSOCIATION OF GOVERNMENTS**  
Regional Transportation Planning Agency  
Humboldt County Local Transportation Authority  
Service Authority for Freeway Emergencies  
611 I Street, Suite B, Eureka, CA 9550  
[www.hcaog.net](http://www.hcaog.net) 707-444-8208

# RHNA Allocation 2019-2027



## Final 2019 RHNA by Income Category

Jurisdiction	Very Low Income Allocation	Low Income Allocation	Moderate Income Allocation	Above Moderate Allocation	Proposed Total RHNA Allocation
Arcata	142	95	111	262	<b>610</b>
Blue Lake	7	4	5	7	<b>23</b>
Eureka	231	147	172	402	<b>952</b>
Ferndale	9	5	6	13	<b>33</b>
Fortuna	73	46	51	120	<b>290</b>
Rio Dell	12	8	9	22	<b>51</b>
Trinidad	4	4	3	7	<b>18</b>
Unincorporated Area	351	223	256	583	<b>1413</b>
<b>RHNA TARGETS</b>	<b>829</b>	<b>532</b>	<b>613</b>	<b>1416</b>	<b>3390</b>



# 5<sup>th</sup> and 6<sup>th</sup> Cycle RHNA



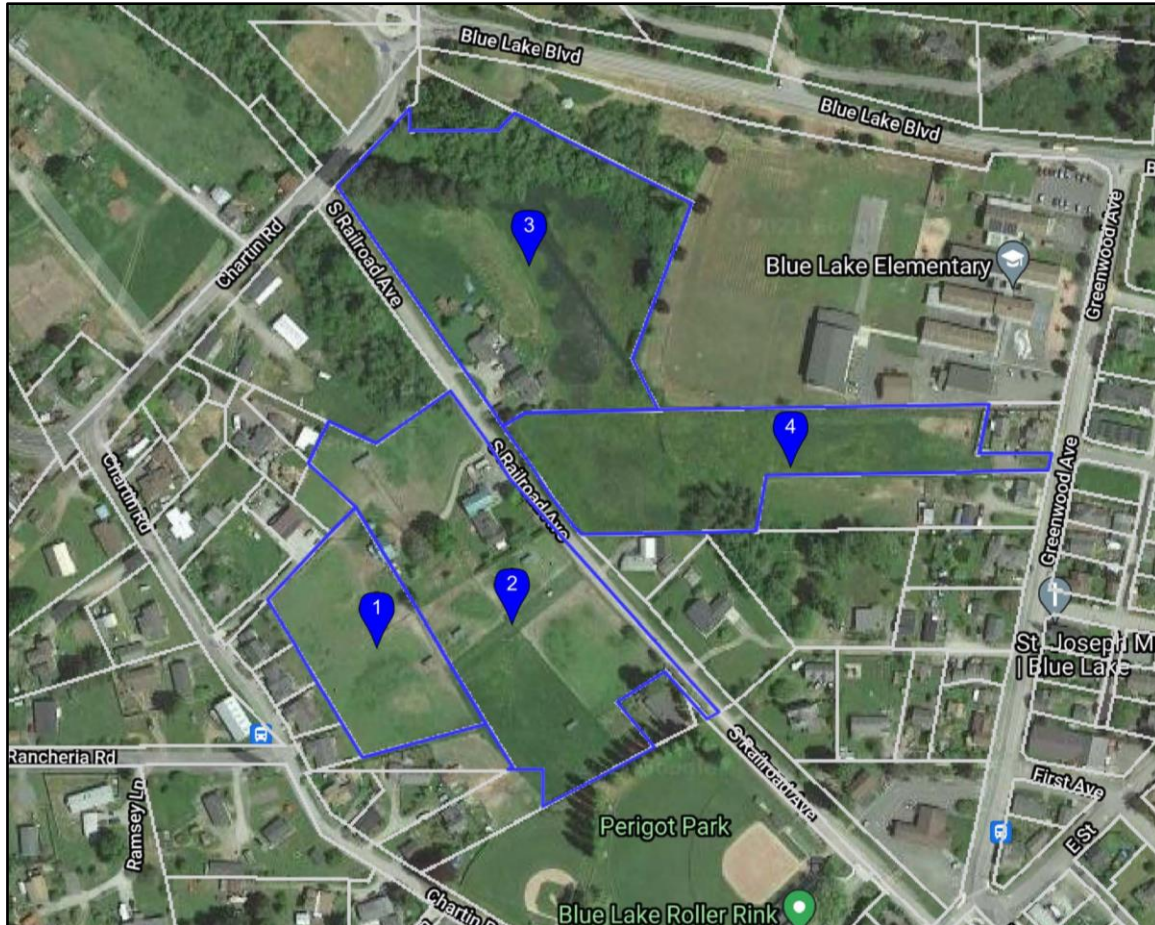
Income Category	2014-2019 RHNA (5th Cycle) <sup>1</sup>	2019-2027 RHNA (6th Cycle) <sup>2</sup>	Total RHNA (5 <sup>th</sup> & 6 <sup>th</sup> Cycle)
Very Low	4	7	11
Low	1	4	5
Moderate	2	5	7
Above Moderate	4	7	11
<b>Total</b>	<b>11</b>	<b>23</b>	<b>34</b>

Sources:

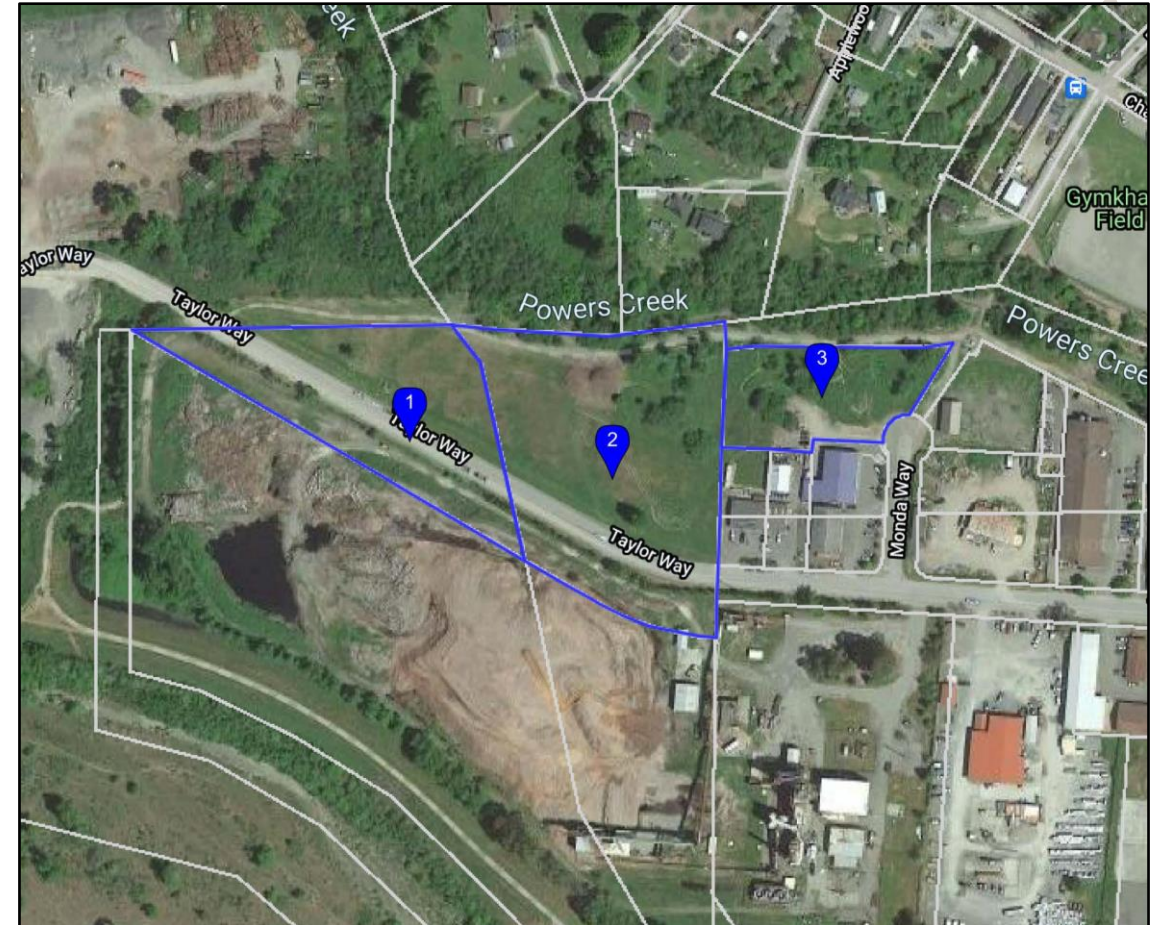
<sup>1</sup>HCAOG, 2013

<sup>2</sup>HCAOG, 2019

# Primary Housing Sites In the City



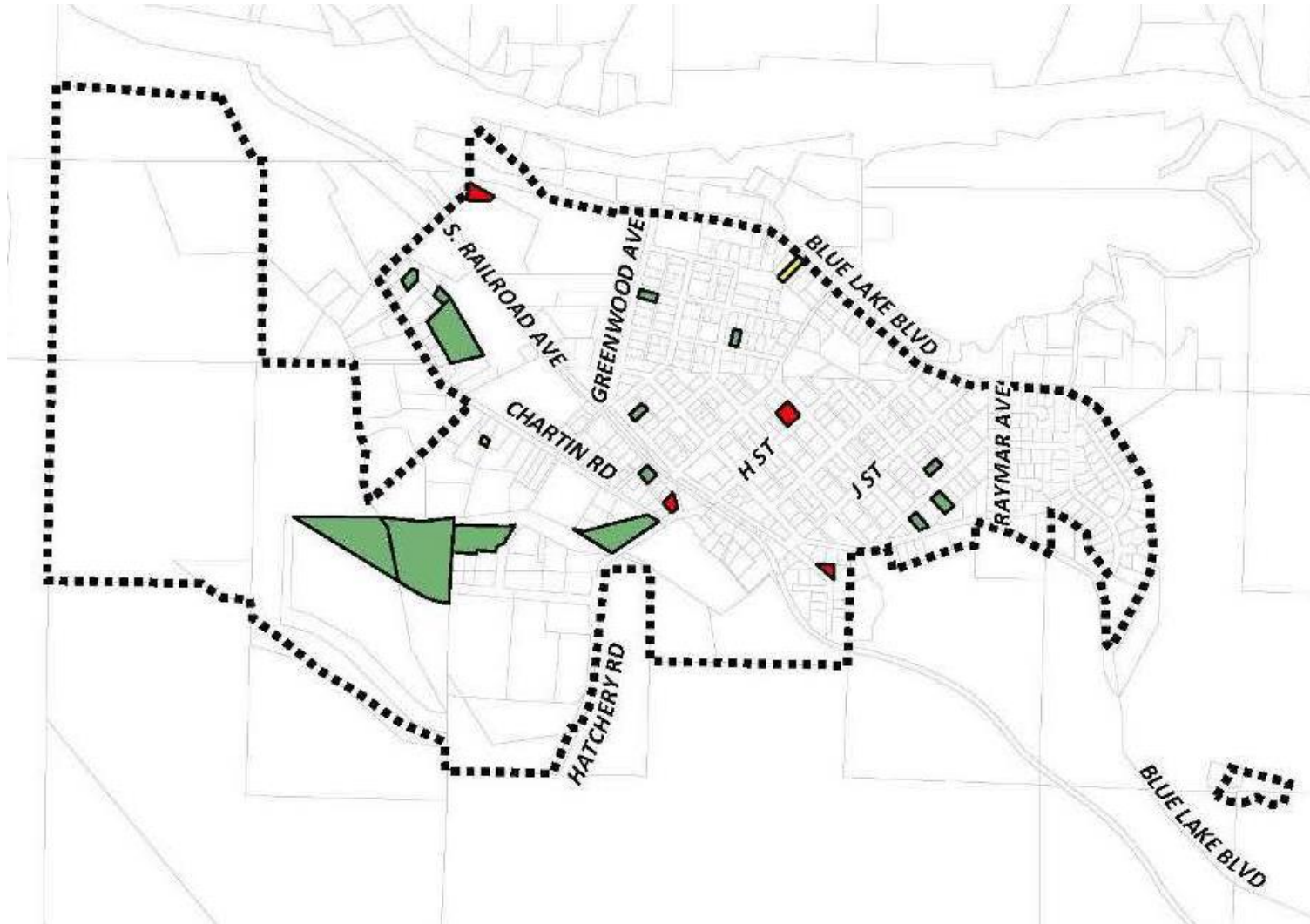
3rd - 5th Housing Element Planning Cycles



6th Housing Element Planning Cycle



# Vacant Sites Inventory Map



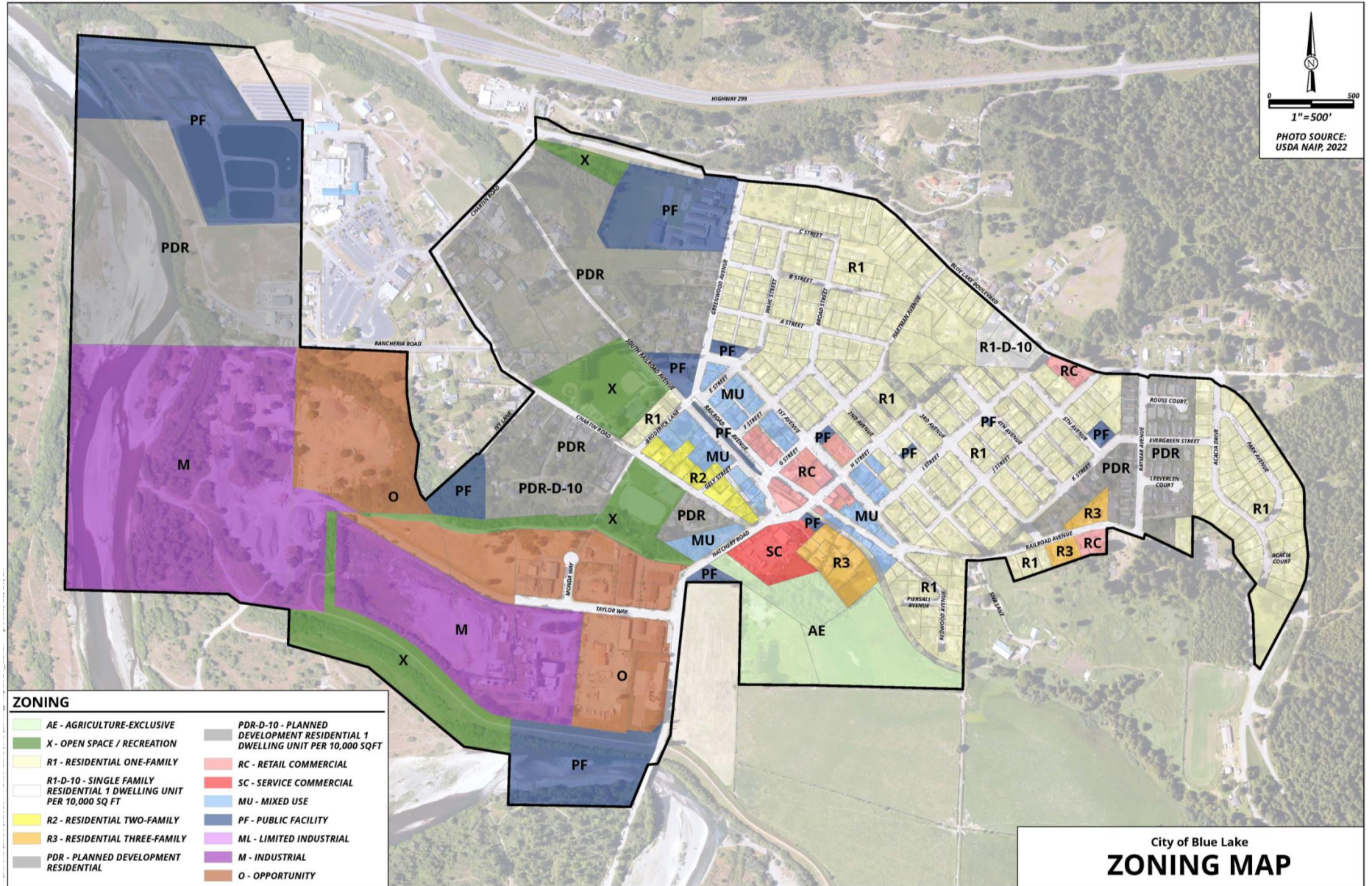
EXPLANATION	
	CITY LIMITS
VACANT PARCELS	
	LIKELY DEVELOPABLE
	QUESTIONABLY DEVELOPABLE
	LIKELY NOT DEVELOPABLE







# Current Zoning Map



# RHNA vs Residential Sites



Income Group	2014-2019 RHNA	2019-2027 RHNA	ADU/JADU Capacity	Site Capacity <sup>1</sup>	RHNA Surplus
Very Low	4	7	2	56	42
Low	1	4			
Moderate	2	5	2	20	15
Above Moderate	4	7	--	13	2
<b>Total</b>	<b>11</b>	<b>23</b>	<b>4</b>	<b>89</b>	<b>59</b>

Source: City of Blue Lake, 2024b.



# Implementation Programs



## Revisions to the City's Zoning Code for the following reasons:

- Ensure consistency with current State housing law ([Programs HI-1, HI-2, HI-7, HI-17, HI-23](#))
- 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 ([Program HI-14](#))
- To remove potential constraints to the development of multi-family housing ([Program HI-19](#))
- To comply with the requirements for objective design standards in Government Code Section 65589.5, subdivision (f) ([Program HI-21](#))
- To minimize the potential for confusion regarding the applicability of the City's design guidelines ([Program HI-22](#))



# Multi-Family Combining Zone

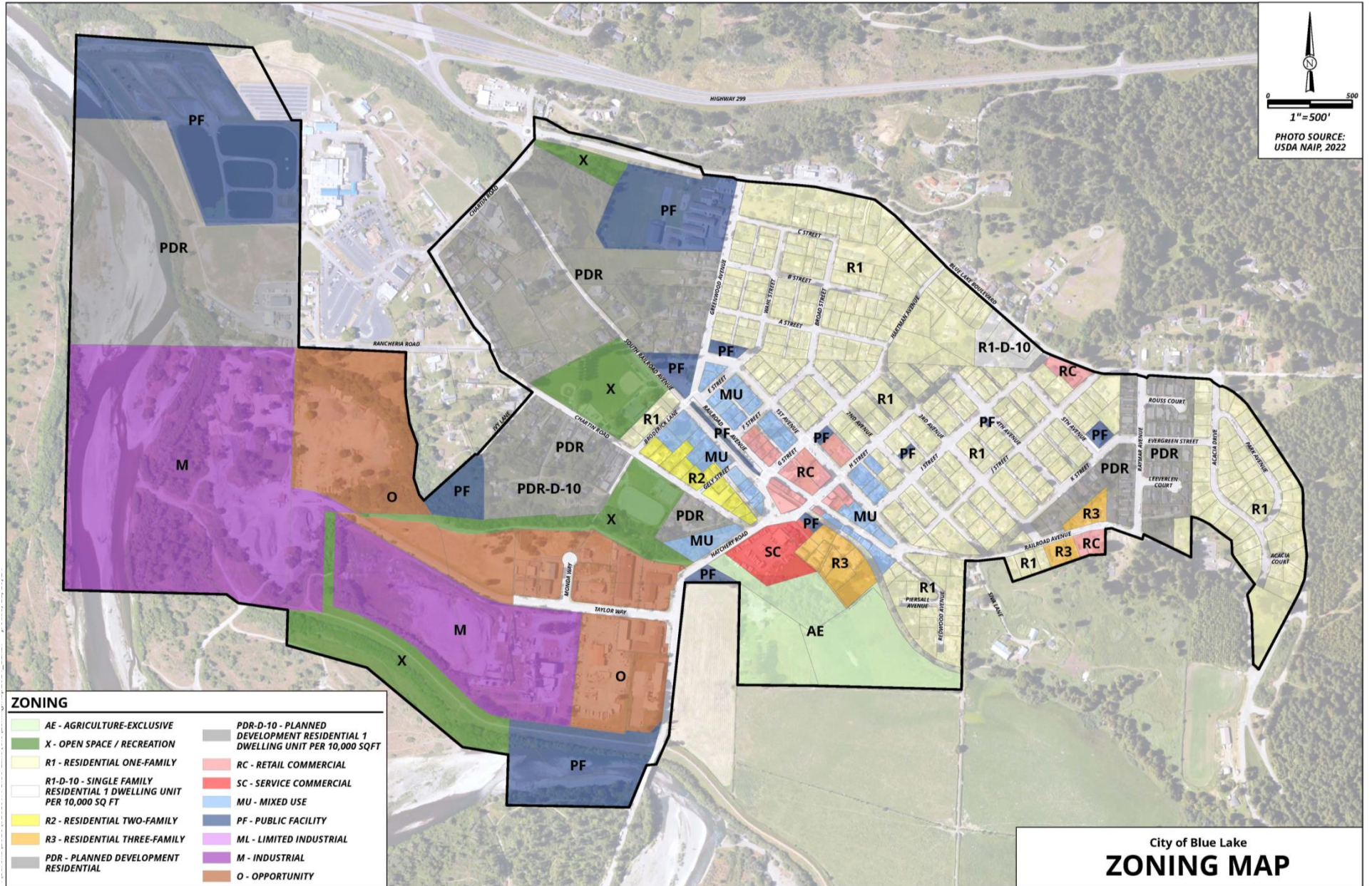


- Implementation **Program HI-14**
- Could be overlaid onto individual properties with an R-3, MU, PDR, and O base zoning district
- Would allow a density of 16 units per acre by right (principally permitted or "by-right")
- Must be applied to sites 1 acre or larger to meet State requirements





# Applying Combining Zone





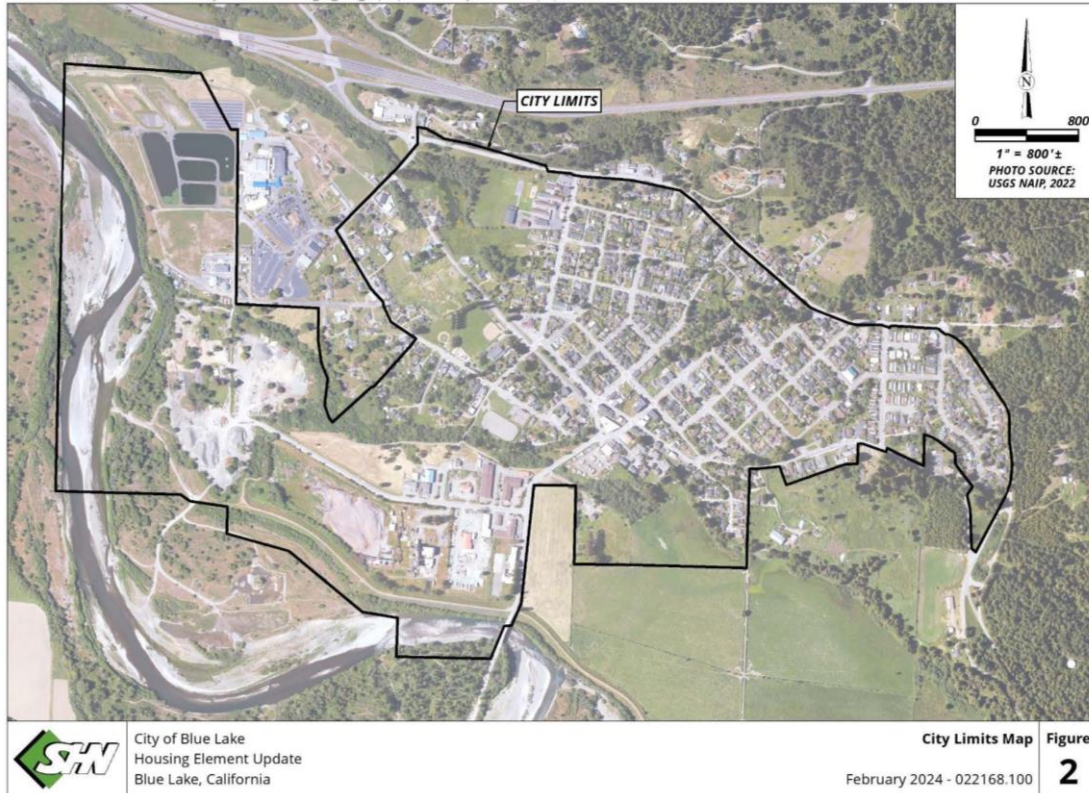


- **Plan Level** = Analyzes potential environmental impacts of the implementation of Goals, Policies, and Programs in the plan area (City-wide)
- **Project Level** = Analyzes the site-specific environmental impacts of a project

# CEQA - Plan Level



- Housing Element Update - Analysis of Implementation Programs HI-1 through HI-23
- Negative Declaration is often the CEQA determination for individual General Plan Element updates
- Most local jurisdictions adopted a Negative Declaration for their Housing Element Updates



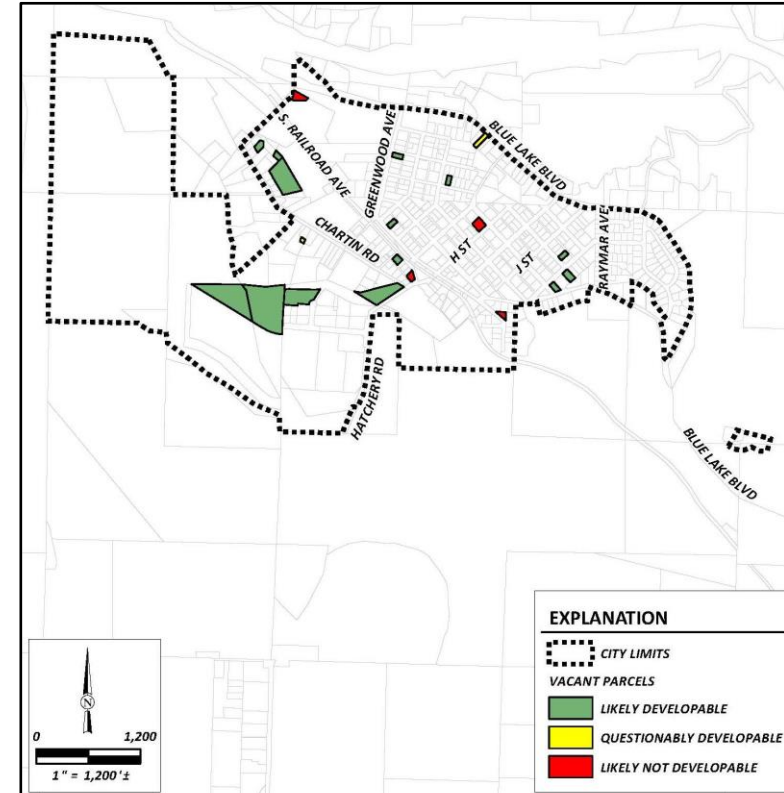


# CEQA – Plan Level

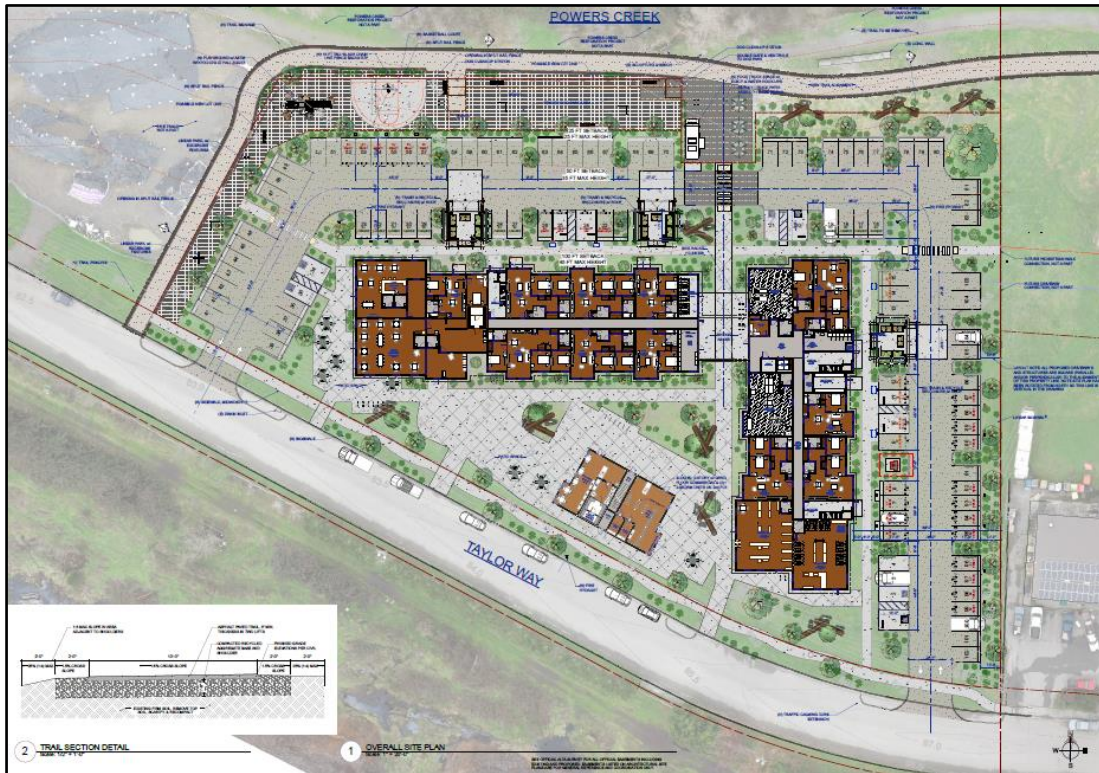


## Blue Lake Housing Element Update

“The Housing Element Update is a policy document that does not result in physical changes to the environment but encourages the provision of housing in areas of the City that are already designated and zoned to allow residential development. While policies could require amendments to the Zoning Code or result in actions of the City that could cause a physical change, the policies would not result in specific physical changes to the environment. Additionally, any amendments to the Zoning Code would be subject to project-specific environmental review pursuant to CEQA.”



# CEQA - Project Level



- Danco Project - Analysis of the site-specific physical impacts of a project
- Often requires the preparation of technical studies, which may recommend mitigation measures
- Mitigated Negative Declaration is a common CEQA determination for projects that are not exempt



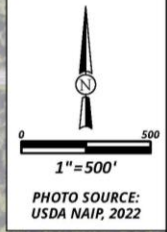
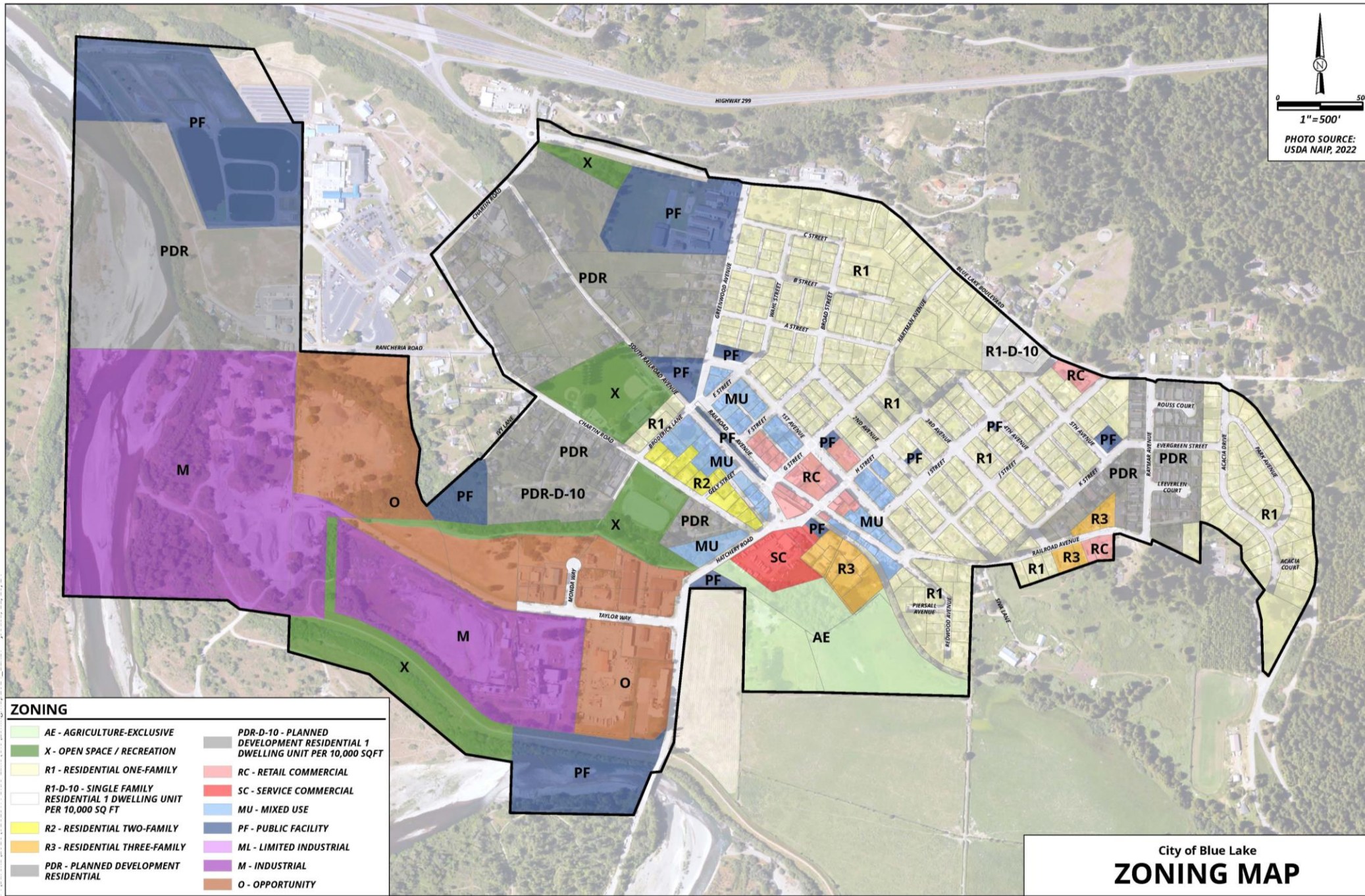


PHOTO SOURCE:  
USDA NAIP, 2022



**ZONING**

AE - AGRICULTURE-EXCLUSIVE	PDR-D-10 - PLANNED DEVELOPMENT RESIDENTIAL 1 DWELLING UNIT PER 10,000 SQ FT
X - OPEN SPACE / RECREATION	RC - RETAIL COMMERCIAL
R1 - RESIDENTIAL ONE-FAMILY	SC - SERVICE COMMERCIAL
R1-D-10 - SINGLE FAMILY RESIDENTIAL 1 DWELLING UNIT PER 10,000 SQ FT	MU - MIXED USE
R2 - RESIDENTIAL TWO-FAMILY	PF - PUBLIC FACILITY
R3 - RESIDENTIAL THREE-FAMILY	ML - LIMITED INDUSTRIAL
PDR - PLANNED DEVELOPMENT RESIDENTIAL	M - INDUSTRIAL
	O - OPPORTUNITY

City of Blue Lake  
**ZONING MAP**