

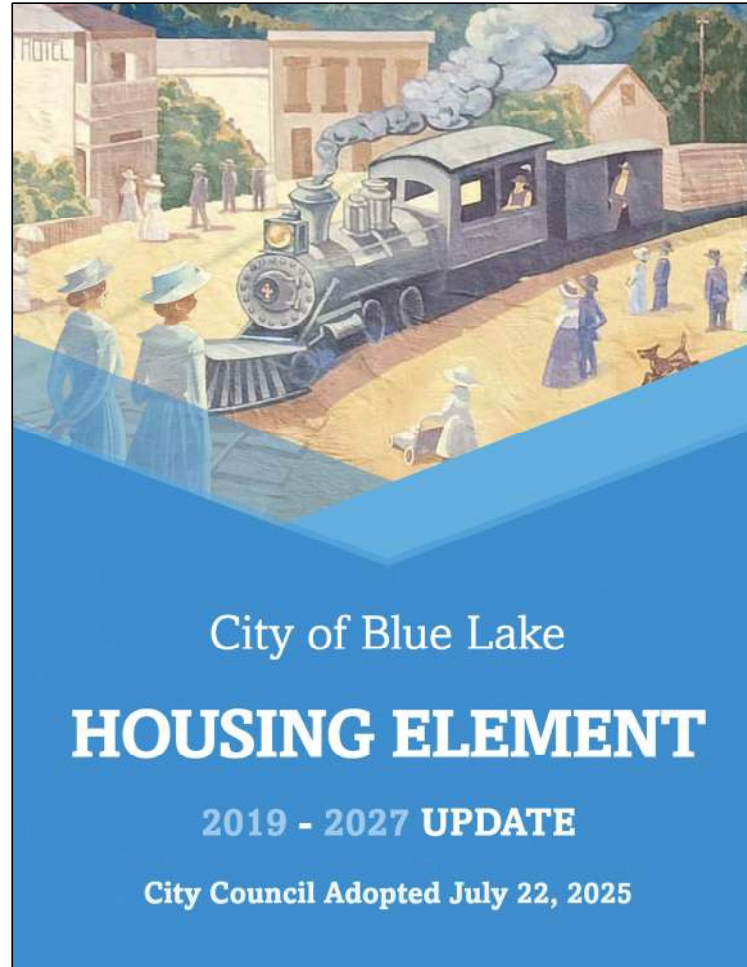
# Blue Lake Housing Element Update

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





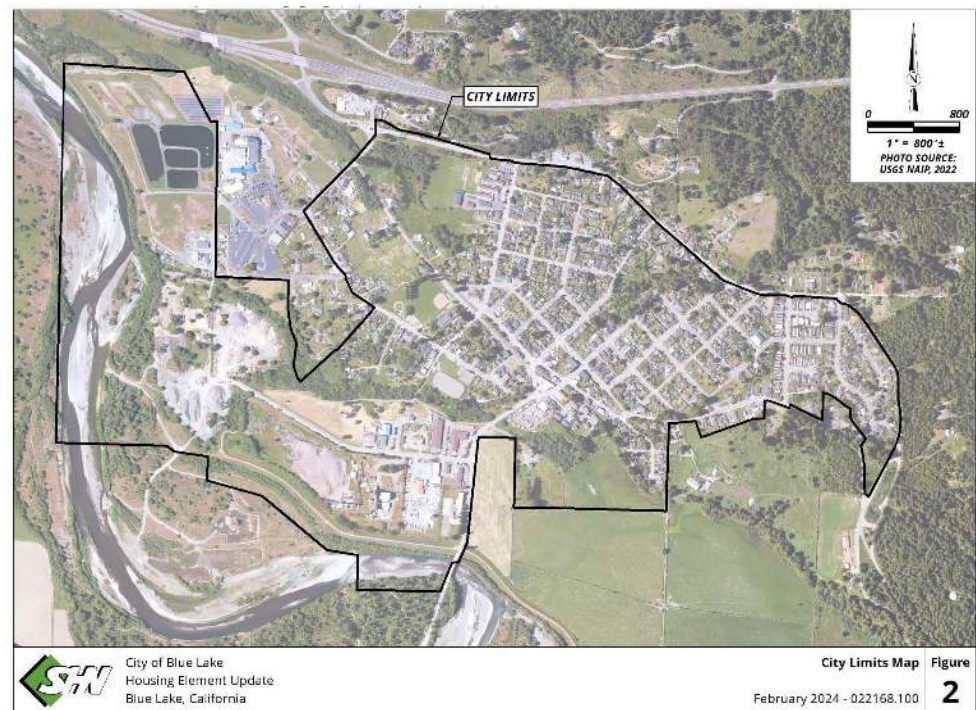
# Housing Element Update 2019-2027 (6<sup>th</sup> Cycle)



# Implementation Program HI-14



- In August 2025, HCD determined that the City's adopted Sixth Cycle Housing Element Update meets the statutory requirements of State Housing Element Law
- HCD also determined the City would not be found in "substantial compliance" until the implementation of one of the programs in the Housing Element Update (Program HI-14).



# Actions Required to Implement Program HI-14

**1) Addition of a new Municipal Code Section 17.20.070 to create the Multi-Family or MF Combining Zone**

**2) Amendment of the Blue Lake Zoning Map, Section 17.12.050 (Zoning Map), to add the MF Combining Zone to a site in the City that is 1-acre or greater**





# 1) MF Combining Zone Summary



- Can only be applied to properties that are **1-acre or larger** in the **R-3, MU, PDR, or O** principal zoning districts
- Requires a **density of 16-20 units per acre**, except as may be modified by State Density Bonus Law
- Minimum of **50 percent of the square footage** in a mixed-use development **must be residential**
- Development **cannot be precluded** from providing **100 percent residential** square footage
- Development would be **subject to the objective design standards** applicable to the **principal zone**
- Development would be **principally permitted** (allowed with just a building permit) **if at least 20 percent of the residential units are affordable to lower-income households**

## 2) Vacant Sites Inventory Map

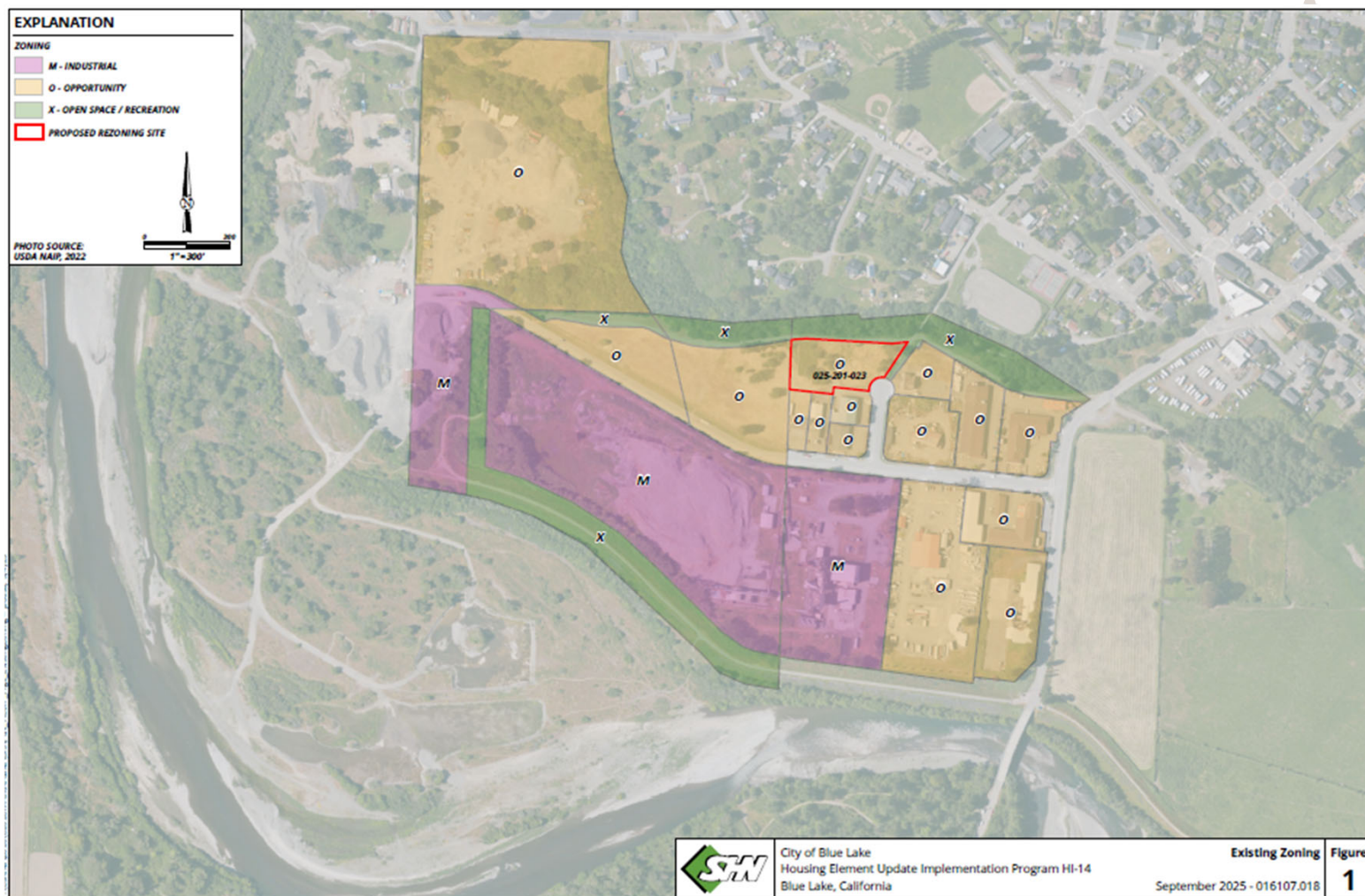


### EXPLANATION

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



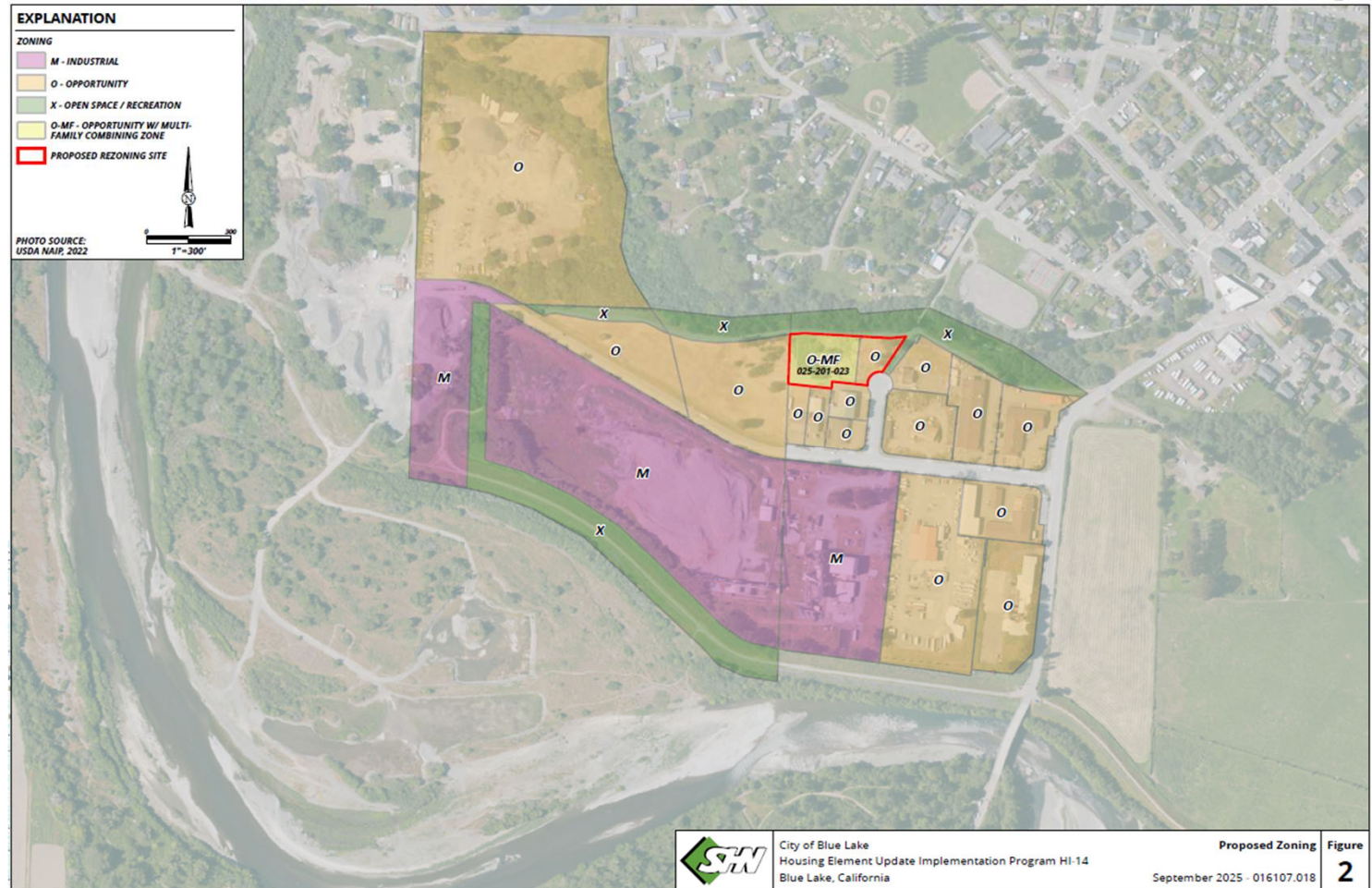
## 2) Current Zoning Map







## 2) Applying Combining Zone

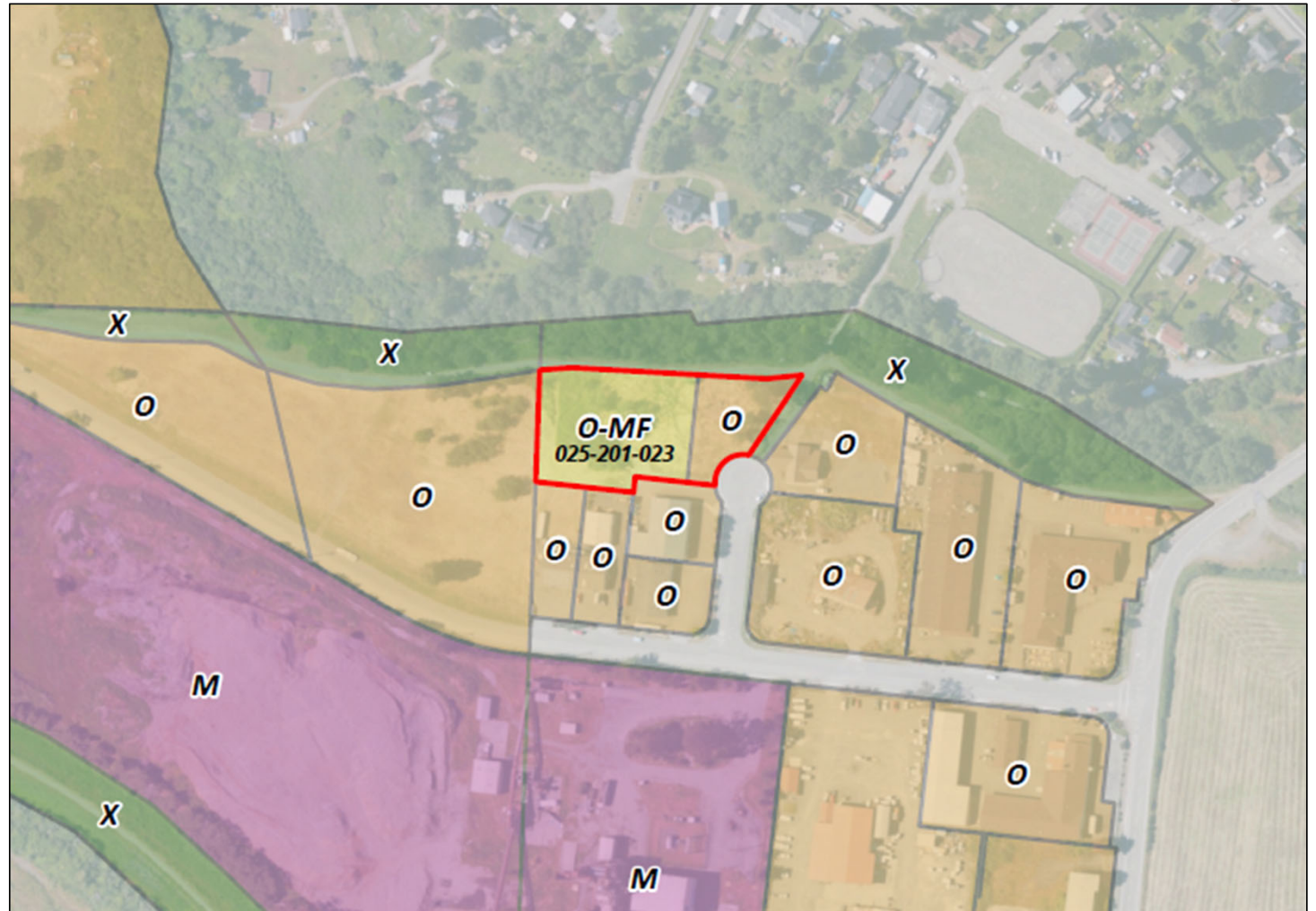






2)

## Applying Combining Zone



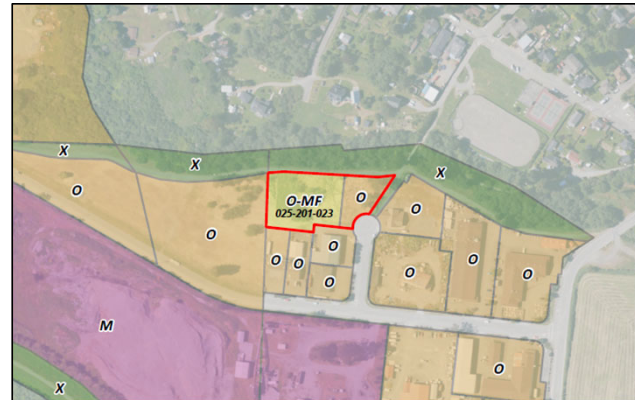


- **Plan Level** = Analyzes potential environmental impacts of the implementation of Goals, Policies, and Programs in the plan area (e.g., Housing Element Update)
- **Project Level** = Analyzes the site-specific environmental impacts of a project (e.g. application of the MF Combining Zone to a specific site)





- Recommended CEQA determination for the Implementation of Program HI-14 is a Mitigated Negative Declaration



- Mitigation measures required for the project to reduce impacts of potential future development to less than significant





- **Biological Resources:** Pre-construction Surveys for Special-status Plants and Wildlife (BIO-1, BIO-2, BIO-3)
- **Cultural Resources:** Cultural Monitoring (CUL-1)
- **Hazardous Materials:** Pre-construction Characterization of Site Soils and Soil and Groundwater Management Plan (HAZ-1, HAZ-2)
- **Hydrology and Water Quality:** Phase II MS4 Permit Compliance (HYD-1)
- **Utilities and Service Systems:** Wastewater System Development Impact Fees (UTL-1)



### **That the City Council:**

- 1. Receive a presentation from City staff on Housing Element Implementation Program HI-14 (Rezoning and By Right Procedures) and CEQA Mitigated Negative Declaration.
- 2. Open the public hearing and receive public comment.
- 3. Close the public hearing.
- 4. Ask questions of City staff.
- 5. Conduct the first reading of Ordinance No. 546 and continue the public hearing to the regular meeting of December 23, 2025.