

RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS RECOMMENDING THAT THE CITY COUNCIL ADOPT THE INITIAL STUDY/NEGATIVE DECLARATION FOR THE CITY OF AGOURA HILLS 2013-2021 HOUSING ELEMENT (PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT), ADOPT THE 2013-2021 HOUSING ELEMENT OF THE GENERAL PLAN OF THE CITY OF AGOURA HILLS, AND DIRECT STAFF TO TRANSMIT THE 2013-2021 HOUSING ELEMENT TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR CERTIFICATION

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. Pursuant to the requirements of Government Code Section 65588(a), the Planning Commission of the City of Agoura Hills has reviewed the 2008-2014 Housing Element of the General Plan of the City and has determined that it is appropriate to revise that Element.

Section 2. A duly noticed public study session before this Planning Commission was held on October 18, 2012 to receive public comments on the preparation of the draft Housing Element.

Section 3. Pursuant to Government Code Section 65350 *et seq.*, the City has provided opportunities for the involvement of citizens, public agencies, civic, educational, and other community and housing groups by making copies of the 2013-2021 Housing Element available for review.

Section 4. The City prepared a draft Housing Element and submitted it to the California Department of Housing and Community Development (HCD) for review on March 20, 2013. Pursuant to Government Code Section 65585(b), HCD commented on the draft Housing Element in the form of a letter to the City dated April 24, 2013.

Section 5. The City prepared an Initial Study and draft Negative Declaration, which was circulated for public comment from May 23, 2013 through June 24, 2013. A duly noticed public hearing before this Planning Commission to consider the Initial Study/Negative Declaration (IS/ND) prepared pursuant to the California Environmental Quality Act (CEQA) and the proposed City of Agoura Hills 2013-2021 Housing Element was held on July 18, 2013 at which time evidence, both written and oral, was duly presented to and considered by the Planning Commission.

Section 6. Based upon the facts contained in this Resolution, those contained in the staff reports and other components of the legislative record, those contained in the IS/ND and the City of Agoura Hills 2013-2021 Housing Element, and the public comments received before and during the hearing, the Planning Commission hereby finds as follows:

- a) Government Code Section 65588 provides for the adoption of a Housing Element as part of the General Plan of each municipality, and said element shall be updated pursuant to state requirements.
- b) The City of Agoura Hills 2013-2021 Housing Element was prepared in accordance with California Housing Element laws and has been reviewed by HCD as required by the California Government Code.
- c) City staff and the Planning Commission have reviewed the comments contained in HCD's comment letter of April 24, 2013.
- d) The City of Agoura Hills 2013-2021 Housing Element has been reviewed and considered by the Planning Commission in accordance with the provisions of CEQA and the CEQA Guidelines. The IS/ND has been completed in accordance with the State CEQA Guidelines and the City's CEQA Guidelines, and there was adequate opportunity for the public to review and comment on the Draft IS/ND. There is no substantial evidence that the proposed Housing Element would have a significant effect on the environment. The IS/ND reflects the City's independent judgment and analysis. Copies of the documents have been made available for review with the Planning Director at City Hall, located at 30001 Ladyface Court, Agoura Hills, California 91301.
- e) The City of Agoura Hills 2013-2021 Housing Element is consistent with the other elements of the General Plan because all of the proposed Housing Element's goals and policies are consistent with those of the General Plan Elements (particularly General Plan Goals LU-7 through LU-10); and the Housing Element utilizes the land use designations and densities of the General Plan.
- f) The housing goals, policies and programs listed in the City of Agoura Hills 2013-2021 Housing Element are appropriate for the City and will contribute to the attainment of state housing goals.
- g) The adoption of the City of Agoura Hills 2013-2021 Housing Element will aid the City's efforts to assist in the development of housing for all members of the community.
- h) For the foregoing reasons, the adoption of the City of Agoura Hills 2013-2021 Housing Element is in the public interest.

Section 7. The Planning Commission of the City of Agoura Hills hereby recommends that the City Council adopt the IS/ND for the City of Agoura Hills 2013-2021 Housing Element; adopt the City of Agoura Hills 2013-2021 Housing Element; and direct City staff to transmit to HCD the City of Agoura Hills 2013-2021 Housing Element to be certified. This Resolution shall be transmitted to the City Council and shall constitute the written recommendation required by Section 65354 of the Government Code.

PASSED, APPROVED, AND ADOPTED this 18th day of July 2013, by the following vote to wit:

AYES: ()
NOES: ()
ABSENT: ()
ABSTAIN: ()

Michael Justice, Chairperson

ATTEST:

Mike Kamino, Secretary