



CITY OF SCOTTS VALLEY

PLANNING DEPARTMENT
One Civic Center Drive • Scotts Valley • California • 95066
Phone (831) 440-5630 • Facsimile (831) 438-2793 • www.scottsvally.org

Notice of Public Hearings to Adopt the City's 2015-2023 Housing Element of the General Plan

Project Title: 2015-2023 Housing Element Update

Project Location: City-wide

All interested persons are invited to attend the public meetings and/or to send written comments to the Planning Department.

Description of Project: State law requires cities and counties to update their Housing Elements (HE) to plan to accommodate their fair-share of regional housing demand allocated by the State. The HE is one of seven state-mandated chapters in the City's General Plan, which is the main land use policy document that the City uses to guide new construction and development in the City. The HE establishes how the City will address housing needs for all economic segments of the community, with a focus on low- to moderate-income households and special needs populations. In August and October 2015, the Planning Commission and City Council held public meetings to receive community input on the *Draft 2015-2015 Housing Element Update*. In November 2015 - January 2016, the CA State Department of Housing and Community Development (HCD) reviewed the document, made comments, and found it in substantial compliance with Housing Element law. The next step is for the City to hold public hearings to adopt the *2015-2023 Housing Element Update* as scheduled below. The due date to adopt the HE is April 13, 2016. After which, the City will send the adopted HE to HCD for certification.

The City qualifies for HCD's streamlined review to update only those areas of the existing Housing Element where changes have occurred. Pursuant to CA State Environmental Quality Act (CEQA) Guidelines Section 15164, the City has prepared an addendum to the previous 2009-2014 Housing Element Initial Study and adopted Negative Declaration (2009 IS/ND). The addendum found that the *2015-2023 Housing Element* included no changes that would result in new or more severe environmental impacts, and that there is no new information of substantial importance that would result in new or more severe environmental impacts.

Staff Contact: Michelle Fodge, Senior Planner, (831) 440-5632 and mfodge@scottsvally.org

Public Meetings: Planning Commission
Date: Thursday, February 25, 2016
Time: 6:00 PM
Location: City Council Chambers

City Council
Wednesday, March 23, 2016
6:30 PM
City Council Chambers

WARNING NOTICE: If you challenge the above applications in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this Notice or in written correspondence delivered to the City of Scotts Valley (One Civic Center Drive, Scotts Valley) at, or prior to, the close of meeting. Any challenge in court must be commenced within ninety (90) days of the decision, as required by section 1094.6 of the California Code of Civil Procedure. The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend this meeting and you will require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate in the meeting, please call the City Clerk's office at 440-5602 at least 5 to 7 days in advance of the meeting to make arrangements for assistance. The California State Relay Service (TDD to voice: 1-800-735-2929, voice to TDD: 1-800-735-2922) provides Telecommunications Devices for the Deaf (TDD) and will provide a link between the TDD caller and users of regular telephone equipment.

Posted 2/12/2016: Scotts Valley City Hall, Scotts Valley Senior Center, and Scotts Valley Branch Library.