



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

NOTICE OF AVAILABILITY/COMPLETION Draft Environmental Impact Report for City of Signal Hill 2021-2029 Housing Element Update

Pursuant to the State of California Public Resources Code Sections 21091 and 21092 and the State California Environmental Quality Act Guidelines Sections 15105 and 15087, this notice is to advise you that the City of Signal Hill (City) has prepared and made available a Draft Environmental Impact Report (DEIR) for the City's draft 2021-2029 Housing Element.

Date: September 24, 2021

SCH# 2021050296

To: State Clearinghouse
State Responsible and Trustee Agencies
Other Organizations and Interested Persons

Project Title: 2021-2029 Housing Element Update

Lead Agency: City of Signal Hill, 2175 Cherry Avenue, Signal Hill, CA 90755

Project Location: All lands within the City General Plan Planning Area which is located in the southwest corner of Los Angeles County (County) and covers approximately 2.2 square miles in size.

Project Description: The City is preparing an update to the Housing Element of the existing General Plan for the October 2021 to October 2029 Planning Period. The Housing Element is one of seven required elements of the General Plan per the California Government Code, beginning at Section 65583. Generally, State law mandates updating the Housing Element every eight years. The Housing Element serves as a policy guide to address the comprehensive housing needs of the City. The primary focus of the Housing Element is to ensure decent, safe, sanitary, and affordable housing for current and future residents of the City, including those with special needs. The City is required to ensure the availability of residential sites, at adequate densities and appropriate development standards to accommodate its fair share of the regional housing need, also known as the Regional Housing Needs Assessment (RHNA) allocation.

The Southern California Association of Government (SCAG) RHNA allocation for the City identified a housing need of 517 housing units with approximately 45 percent of the 517 units needed for very low- and low-income households. The RHNA allocation for the City includes 161 very low-income units, 78 low-income units, 90 moderate-income units, and 188 above moderate-income units. Housing Inventory Sites will be identified within the Housing Element for the development of up to 718 housing units, in line with the recommendation of the California Department of Housing and Community Development to allot for 15 to 30 percent above a local government's allocated housing units. The Project also identifies four Housing Inventory Sites as required by Government Code section 65583.2 (a).

Draft Environmental Impact Report: The DEIR evaluates the environmental impacts associated with implementation of the Housing Element, which includes enacting changes in zoning and constructing the maximum housing units on the four identified housing sites listed on the housing inventory over the course of the planning period. The DEIR discusses alternatives and proposes mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

Significant Environmental Impacts: The DEIR identified the following potential impacts: subsurface archaeological and tribal cultural resources; soil conditions; hazards from subsurface hydrocarbons; and construction noise. Mitigation measures have been identified to reduce these impacts to a less than significant level.

Document Availability: The DEIR and all appendices and supporting materials, and the City of Signal Hill 2021-2029 Housing Element Update will be available for public review at the following locations:

- In person at Signal Hill City Hall – Community Development Department located at 2175 Cherry Avenue, Signal Hill, CA 90755; and
- Online at the City's "Public Notices & Press Releases" webpage at <https://www.cityofsignalhill.org/306/Public-Notices-Press-Releases> and on the "General Plan" Planning webpage at <https://www.cityofsignalhill.org/85/General-Plan>.

Public Review Period: As mandated by State Law, the minimum public review period for this DEIR is 45 days. The DEIR will be available for public review and comment beginning **Thursday, September 30, 2021, and ending Monday, November 15, 2021, at 5:00 PM.**

Submission of Written Comments: Members of the public, responsible and trustee agencies, and any other interested person, agency, or party may submit written comments (including email comments) regarding the City of Signal Hill Housing Element Update and Draft EIR, at any time during the 45-day public review period to: Erika Ramirez, Planning Manager, City of Signal Hill Community Development Department 2175 Cherry Avenue, Signal Hill, CA 90755 or eramirez@cityofsignalhill.org. If you have any questions on submitting written comments, please call Erika Ramirez at (562) 989-7360.

Public Hearing Date(s): At this time, no specific Planning Commission or City Council public hearing dates have been set for the Housing Element Update and DEIR. Meetings are anticipated to be scheduled between November 2021 and January 2022. Public notices of meetings will be distributed, and their agendas posted per the required State Law.

Published in the Signal Tribune newspaper:
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Inventory Site Map

