

City of El Segundo Notice of Public Hearing



The PLANNING COMMISSION will hold a public hearing on:

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR THE EL SEGUNDO 2021-2029 HOUSING ELEMENT

Address: Citywide

Purpose: In accordance with the State of California Public Resources Code Section 21092, Sections 15063 and 15072 of Title 14 of the California Code of Regulations Guidelines pertaining to the California Environmental Quality Act, and the El Segundo Municipal Code, this is to advise you that the Development Services Department of the City of El Segundo has prepared an initial study of environmental impacts on the following project and is recommending the environmental determination described below.

Project Description: The proposed project is an amendment to the City's General Plan Housing Element in compliance with State of California Government Code Sections 65580-65589.8. The Government Code for the State of California requires that every city prepare and adopt a Housing Element to be included as part of the city's General Plan. The Housing Element must include: a) An assessment of the community's housing needs; b) A statement of goals, policies and quantified objectives that will guide the implementation of specific programs; c) A housing program, to be implemented over a specified period that describes the implementation actions to be taken by the City to meet the needs; and, d) An inventory of sites, resources and constraints relevant to meeting the community's housing needs.

The Housing Element Amendment includes the Regional Housing Needs Assessment (RHNA), and proposes creation of RHNA Mixed Use Overlay and RHNA Overlay designations to specific parcels that are currently zoned Commercial (CO, C-2, C-3), Residential (R-3), Parking, and Downtown Specific Plan. However, no changes to the underlying zoning designations are proposed with this amendment.

Under the RHNA allocation, the City is required to provide the zoned capacity to accommodate the development of at least 492 residential units using various land use planning strategies. The Housing Element Amendment identifies methods to accommodate the 492 new units, including 189 very low income and 88 low income units, for the 2021-2029 Housing Element cycle. The Draft 2021-2029 Housing Element can be view at the following website: www.elsegundo.org/housing-element.

Environmental Determination: Negative Declaration. An initial study of environmental impacts was prepared pursuant to 14 California Code of Regulations § 15063 ("CEQA Guidelines"). A Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA § 15070. The public review and comment period for the Negative Declaration begins on November 26, 2021 and ends at 5:00 p.m. on December 27, 2021. The proposed environmental documents are available on the City's website at: www.elsegundo.org/housing-element.

Further Information: The Negative Declaration is also available for public review, Monday through Thursday between 7:00 a.m. and 5:00 p.m. and Fridays between 7:00 a.m. and 4:00 p.m. in the City of El Segundo Development Services Department, located at 350 Main Street, El Segundo CA, 90245. Comments may be submitted to Principal Planner Paul Samaras, AICP, at psamaras@elsegundo.org, or mailed to the address above.

SPECIAL NOTICE REGARDING COVID-19: Given the Declaration of a State of Emergency and a Proclamation of Local Emergency related to on-going COVID-19 pandemic, we recommend viewing the Negative Declaration using the above listed website. Be advised an appointment is required to view Negative Declaration at the City of El Segundo's Development Services Department. To schedule an appointment to view the documents, please contact Paul Samaras, Principal Planner at psamaras@elsegundo.org or at (310) 524-2340.

Future Public Hearings: Following the ND's public review period, a Final ND will be prepared. The Final ND along with the draft Housing Element will then be presented to the Planning Commission for its review. The Planning Commission's recommendation on the project will then be presented to the City Council for action. Public notice will be provided of all future Planning Commission and City Council meetings.