



## NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Carson (City) has completed a Negative Declaration for the proposed Housing Element Update (HEU) for the planning period of 2021-2029 in accordance with the California Environmental Quality Act (CEQA).

**Project Name: 2021-2029 Housing Element**

**Project Location: City of Carson**

**Project Description:** For the 2021-2029 housing cycle, Los Angeles County has been assigned a Regional Housing Needs Assessment (RHNA) of 812,060 housing units with Carson receiving an allocation of 5,618 units at five income levels (Extremely Low, Very Low, Low, Moderate, and Above Moderate). While current zoning within the City's major commercial corridors allows for mixed-use development with residential densities up to 25 to 35 dwelling units per acre (with additional densities permitted for affordable or senior dwelling units), the HEU includes an action plan to promote new goals and policies and housing programs to spur infill and redevelopment in these areas. Through implementation of the housing programs, potential housing sites were identified in the Sites Inventory to show the City's ability to accommodate its RHNA allocation. Specifically, the HEU identifies that there are sufficient housing sites to accommodate its share of affordable housing through its inventory of potential housing sites located within underutilized non-vacant opportunity sites which promote infill development and are served by adequate infrastructure. The housing sites have been identified as part of the City's coordinated planning actions underway for the comprehensive update of the City's General Plan, which envisions new development concentrated in the downtown core, in centers outside the core, and expanding on the energy and success of recent corridor development such as that along Carson Street. These centers will contain a mix of uses around major streets, including housing, employment, and neighborhood commercial uses.

The HEU demonstrates that through implementation of the housing programs there will be sufficient housing sites to accommodate the City's fair share of affordable housing especially along commercial corridors, downtown, and infill sites where there are no infrastructure deficiencies. These sites will allow residential development with expected densities of up to 44 dwelling units per acre. Affordable housing development in these target areas will be enhanced through the City's streamlined review of affordable housing pursuant to the requirements of Senate Bill (SB) 35. Such procedures to expedite review and approval may include the development of an application process and SB 35 eligibility checklist that allows completely affordable housing projects to be reviewed through an administrative process.

**Findings:** It is hereby determined that, based on the information contained in the attached Initial Study, the project would not have a significant adverse effect on the environment.

**Public Review:** Copies of the Draft Negative Declaration and Initial Study are available for public review at City Hall and online at [www.carson2040.com](http://www.carson2040.com). Written comments will be accepted from November 29 – December 29, 2021. Any person wishing to comment on the adequacy of these documents can submit comments by December 29, 2021 electronically to [abetancourt@carsonca.gov](mailto:abetancourt@carsonca.gov) or hardcopy to:

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