



CITY OF LAKEWOOD PLANNING AND ZONING DIVISION

**NOTICE OF INTENT TO
ADOPT A NEGATIVE DECLARATION**

To: Los Angeles Registrar-Recorder/County Clerk
12400 Imperial Highway
Norwalk, CA 90650

and

Governor's Office of Planning & Research
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

From: City of Lakewood
Community Development Department
5050 Clark Avenue
Lakewood, CA 90712

Subject: Filing of Notice of Intent to Adopt a Negative Declaration in compliance with
Public Resources Code Section 21092.3.

Project Title City of Lakewood 2021 – 2029 Housing Element Update

TBD	Paul Kuykendall, AICP, Senior Planner	(562) 866-9771, Ext 2344
State Clearinghouse Number	Lead Agency Contact Person	Telephone Number

Project Location

The City of Lakewood is located in the southeastern portion of Los Angeles County. The City is bounded by the City of Bellflower on the north; the City of Cerritos on the northeast; the City of Cypress and the City of La Palma on the east; the City of Hawaiian Gardens on the southeast; and the City of Long Beach on the south and west. The Housing Element Update would be implemented City-wide. Refer to Exhibit 1, Regional Location. The jurisdictional boundary of the project includes the entirety of the jurisdictional limits of the City of Lakewood as shown in Exhibit 2, Jurisdictional Boundary.

Project Description

The proposed 6th Cycle Housing Element represents a comprehensive update of the adopted 2013-2021 Housing Element (5th Cycle), in order to comply with state housing law and reflect the current 6th Cycle Regional Housing Needs Assessment (RHNA) Final Allocation Plan.

The 6th Cycle Housing Element (referred to as the "proposed project" and "HEU") retains many of the goals, policies, and relevant implementation programs previously included as part of the 5th Cycle Housing Element, which was adopted by the City in 2013. In general, the 6th Cycle Housing Element identifies and establishes the City's goals, objectives, policies, and programs with respect to meeting the housing needs of existing and future residents in Lakewood. The proposed project establishes housing policies that will guide City decision-making and proposes programs to achieve the City's housing goals over the next eight years. An evaluation of the progress the City has made towards achieving the policies and programs of the previous Housing Element is provided. The proposed project also provides updated demographic information as well as a description of housing opportunities and constraints unique to the City.

The updates to the Housing Element are generally limited to the Housing Needs Assessment, which contains updated statistics and analyses based on data from the 2010 US Census and the American Community Survey and a revised sites inventory to meet the City's RHNA. All other updates are limited to background information updates and policy updates in accordance with state law and provide for internal consistency. The proposed project will necessitate future amendments to other elements of the General Plan (i.e., the Land Use Element). However, amendments to the Land Use Element and others are not included as part of the scope of this project and future amendments will be reviewed by City Staff to verify consistency with the Housing Element and determine further environmental review requirements.

During this planning period, the City is expected to accommodate the RHNA of 3,922 dwelling units, however included in the capacity is a 15 percent buffer to ensure no net loss of housing in the event housing inventory sites do not develop to their full capacity (up to 4,510 units). Approximately 33 percent of these units should accommodate very low-income households and 16 percent should accommodate low-income households. The policies and programs identified in the Housing Element are focused on meeting this future housing need allocation.

Public Review Process

The environmental documentation and supporting analysis are subject to a public review period. During this review, comments on the document relative to environmental issues should be addressed to the City. Following review of any comments received, the City will consider these comments as a part of the project's environmental review and include them with the IS/ND documentation for consideration by the City.

The Initial Study is available for review at the Housing Element Update website at http://admin.lakewoodcity.org/services/planning/2021_2029_housing_element.asp.

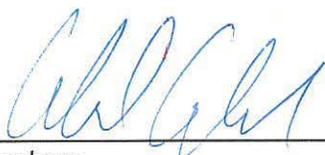
The proposed Negative Declaration will be available for public review and comment from December 6, 2021, to January 24, 2022. Any comments you wish to submit must be submitted in writing **no later than 5:30 p.m. on January 5, 2022**, to the City of Lakewood Planning and Zoning Division.

Written comments may be mailed to the following address

City of Lakewood, Planning and Zoning Division
Attn: Paul Kuykendall, AICP, Senior Planner
5050 Clark Avenue
Lakewood, CA 90712

Written comments may be submitted via e-mail to: PKuykendall@lakewoodcity.org

**Deadline to submit public comments:
January 5, 2022, by 5:30 p.m.**


Signature

Director of Community Development
Title

December 1, 2021
Date