

**NOTICE OF PLANNING COMMISSION PUBLIC HEARING
AND
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR
THE 2021–2029 CITY OF ALHAMBRA HOUSING ELEMENT**

NOTICE IS HEREBY GIVEN that a regular meeting of the Alhambra Planning Commission will be held on Monday, January 3, 2022, at 7:00 P.M., or as soon thereafter. Consistent with Assembly Bill AB 361 from the Executive Department of the State of California, **the Alhambra Planning Commission meeting will not be physically open to the public and the meeting will take place via teleconference and video conference.** The Planning Commission will hold a presentation and public hearing for the consideration and recommendation to the City Council of the following project:

ADDRESS: Citywide
APPLICANT: City of Alhambra
FILE NO.: GPA-22-01

PROJECT DESCRIPTION: A public hearing will be held for the consideration of the 2021-2029 General Plan Housing Element Update. The City is in the process of updating the General Plan Housing Element. The Housing Element is one of the eight State-mandated elements of the General Plan that a City is required to prepare as part of its General Plan. The Housing Element identifies the City's housing conditions and needs using the Regional Housing Needs Assessment (RHNA) allocation provided by the Southern California Association of Governments (SCAG), as the regional Metropolitan Planning Organizations (MPOs). The Housing Element also establishes goals, objectives, policies and programs that serve as the foundation for the City's housing strategy. The Housing Element includes an inventory of sites within the City that would be suitable for accommodating the housing identified in the RHNA. While the Housing Element does not propose the development of housing on any specific site, it does identify locations and policies that would support future housing development.

Pursuant to the California Environmental Quality Act, staff has conducted an initial review of the project application and has determined that the above referenced project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed negative declaration in addition to the proposed project, at the public hearing.

Further details and legal descriptions relating to the above application are on file and may be viewed in the Community Development Department in City Hall.

To watch and listen to the meeting: To maximize public safety while still maintaining transparency and public access, members of the public can participate by using **Zoom Webinar** as follows:

Zoom Webinar direct link:
<https://us02web.zoom.us/j/82735405361>
Webinar ID: 827 3540 5361

Or by **telephone** by dialing 1-888-475-4499 (Toll Free) or 1-833-548-0276 (Toll Free) or 1-833-548-0282 (Toll Free) or 1-877-853-5257 (Toll Free) or 1-669-900-9128 or 1-346-248-7799 or 1-253-215-8782 or 1-646-558-8656 or 1-301-715-8592 or 1-312-626-6799 and entering **Webinar ID: 827 3540 5361**. Please

Note: All members of the public calling or logging into the meeting will be muted so that the meeting can proceed.

For those wishing to speak on an agenda or non-agendized item, you have three options for participation:

1. Pre-register to speak: Please email Principal Planner Paul Lam at plam@cityofalhambra.org **no later than 4:30 p.m.** prior to the meeting with **the item number you wish to speak on and the phone number you will use when calling or the name you will use when logging into the meeting.** You should then call or log into the meeting at least 10 minutes prior to its start time. Staff will unmute you and announce you when it is your time to speak. You will have five minutes to speak, unless that time is adjusted by the President.
2. “Raise your hand”: For those members of the public that wish to speak, but did not make a request via email as described above, such members of the public may speak by using the “Raise Hand” function during the public comments portion, if on Zoom. Staff will unmute you and announce you when it is your time to speak. If participating via telephone, the President will ask anyone participating by telephone if they would like to speak after asking those on Zoom. Staff will unmute telephone callers and you may state you wish to speak.
3. Emails comments to be read into the record, in lieu of speaking: **As an alternative to speaking during the meeting, you can email your comments** to the Planning Division at plam@cityofalhambra.org **no later than 4:30 p.m.** on January 3, 2022 to ensure that Planning Staff has time to print the emails prior to the beginning of the meeting. Comments will then be read into the record, with a maximum allowance of 5 minutes per individual comment, subject to the President’s discretion. **If a comment is received after 4:30 p.m. but before the conclusion of the meeting based upon its time stamp, or if the sender of the email decides to speak during the meeting, the comment will still be included as a part of the record of the meeting but will not be read into the record.**

Any member of the public who needs accommodations or who needs their comments translated should email or call the Community Development Department at plam@cityofalhambra.org or (626) 570-5034. All requests for accommodations or translation services shall be made by 4 p.m. the Thursday prior to the Planning Commission meeting. If accommodation or translation is not requested by 4 p.m. the Thursday prior to the Planning Commission meeting, staff will try to accommodate the request to the best of their efforts to provide as much accessibility as possible while also maintaining public safety. **Given the challenges of teleconference and video conference meetings, all participants are encouraged to email their comments prior to the beginning of the meeting, but are not required to do so.**

CITY HALL: (626) 570-5034
NOTICE NO. N2M21-154
Publish: December 17, 2021

ALHAMBRA PLANNING COMMISSION
ANDREW HO
Director of Community Development

The purpose of this Notice of Intent (NOI) to Adopt a Negative Declaration is to inform agencies and interested parties that, in accordance with California Environmental Quality Act (CEQA) Guidelines, Section 15070, the City of Alhambra has prepared an Initial Study - Negative Declaration (IS/ND) for the proposed 2021-2029 Housing Element. This NOI provides information about the project and instructions for reviewing and submitting comments on the IS/ND. The Planning Commission will review the IS/ND on January 3, 2022, and provide a recommendation to the City Council. The City Council will consider the IS/MND for adoption on January 24, 2022.

PROJECT LOCATION

The Housing Element is a citywide document; thus the location consists of the entire City of Alhambra.

PROJECT DESCRIPTION

The 2021-2029 Housing Element Update is an update to the City's current 2013-2021 Housing Element. The Housing Element is one of eight State-mandated elements that a City is required to prepare as part of its General Plan. The Housing Element identifies the City's housing conditions and needs using the Regional Housing Needs Assessment (RHNA) allocation provided by the Southern California Association of Governments (SCAG), as the regional Metropolitan Planning Organizations (MPOs). The Housing Element also establishes goals, objectives, policies and programs that serve as the foundation for the City's housing strategy. The Housing Element includes an inventory of sites within the City that would be suitable for accommodating the housing identified in the RHNA. While the Housing Element does not propose the development of housing on any specific site, it does identify locations and policies that would support future housing development.

HAZARDOUS MATERIALS AND HAZARDOUS WASTE SITES

CEQA Guidelines Section 15072(g)(5) requires that a Notice of Intent identify if the Project Site is on any of the lists enumerated under Section 65962.5 of the Government Code including. There are properties within the City of Alhambra that appear on these lists. The Project identifies potential housing inventory sites. Future development of individual housing sites would require disclosure of whether that individual site is on or proximate to a property on the lists of sites enumerated under Section 65962.5.

PUBLIC REVIEW PERIOD

The Negative Declaration prepared for this project will be available for download from the City's Housing Element update website at <https://www.alhambrahousingelement.com/>. A print copy of the Negative Declaration is available for public review at the City of Alhambra, Community Development Department and City Clerk's Office, 111 South First Street, Alhambra CA 91801, during office hours Monday – Thursday, 7:00 A.M. – 5:30 P.M., and at the Alhambra Civic Center Library, 101 South First Street, Alhambra, CA 91801, during office hours Monday – Thursday, 11:00 A.M. – 8:00 P.M., Friday – Saturday, 10:00 A.M. – 5:00 P.M., and Sunday, 1:00 P.M. – 5:00 P.M.

Comments on the Negative Declaration will be accepted during the 30-day public review period commencing December 17, 2021 and ending January 15, 2022. All comments provided will be considered by the decision-making body in accordance with CEQA Guidelines, Section 15074(b).

To provide comments on the Negative Declaration, or for information regarding public hearing dates, please contact Paul Lam, Principal Planner at (626) 570-5034, by e-mail at plam@cityofalhambra.org or by mail to Community Development Department 111 South First Street, Alhambra, CA 91801.