



January 13, 2022

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

The City of Rancho Palos Verdes (City) hereby gives notice to all responsible agencies and interested parties that the City, as the Lead Agency, has prepared an Initial Study/Negative Declaration (IS/ND) pursuant to the California Environmental Quality Act (CEQA) that evaluates the potential environmental impacts of the proposed project identified below. The IS/ND indicates that the proposed project would not result in significant environmental impacts.

**Project Title:** Rancho Palos Verdes 2021-2029 Housing Element

**Project Location/Sponsor:** City of Rancho Palos Verdes, Los Angeles County

**Due Date for Public Comments on the IS/ND:** February 14, 2022 at 5:30 P.M.

**Project Location:** The 2021-2029 Housing Element Update applies citywide. Rancho Palos Verdes is a coastal city located in Los Angeles County, atop the bluffs of the Palos Verdes Peninsula, and is developed with a variety of land uses, including open spaces, recreational spaces, residential neighborhoods, commercial uses, institutional facilities, and cemetery.

**Project Description:** In compliance with Government Code Section 65580 et. seq., the City is updating its Housing Element for the planning period of 2021-2029. California Government Code Section 65302(c) mandates that each local agency within California includes a Housing Element in its General Plan. The 2021-2029 Housing Element (project) provides a framework for meeting the housing needs of existing and future resident populations within the City based on the Regional Housing Needs Allocation (RHNA) of 639 units. In addition, the 2021-2029 Housing Element must accommodate eight additional lower-income units that are carried over from the 2013-2021 Housing Element, for a total of 647 units. The Housing Element identifies strategies and programs to conserve existing housing; provides adequate housing sites; assists in the development of affordable housing; removes governmental and other constraints to housing development; and promotes equal housing opportunities in a strategic manner. The site inventory provides the City with some level of flexibility based on the analysis showing that a number of new housing units greater than the RHNA requirement could be accommodated within the site inventory. The General Plan land use designation amendments and/or rezoning that will be necessary to accommodate the residential development will be processed at a later time.

**COMMENT PERIOD:** The Community Development Department welcomes and will consider all comments regarding the potential environmental impacts of the project as addressed in the IS/ND. The 30-day review period of the proposed IS/ND begins on **Thursday, January 13, 2022 and ends on Monday, February 14, 2022**. Please send written comments to Octavio Silva, Deputy Director of Community Development/Planning Manager at [housingelement@rpvca.gov](mailto:housingelement@rpvca.gov) on or before **February 14, 2022, at 5:30 P.M.** Please note that written materials, including emails, submitted to the City are public records and may be posted on the City's website. Accordingly, you may wish to omit personal information from your written materials as it may become part of the public record.

A copy of all relevant materials, including the 2021-2029 Housing Element, are on file in the



offices of the Community Development Department, 30940 Hawthorne Boulevard, Rancho Palos Verdes, CA 90275, and are available for review upon request. A copy of the IS/ND and 2021-2029 Housing Element are available on the City's project website (<https://www.rpvca.gov/1402/2021-2029-Housing-Element-Update>). To receive a copy of the Initial Study or for additional information regarding the 2021-2029 Housing Element, please contact Deputy Director of Community Development/Planning Manager, Octavio Silva at (310) 544-5234 or via e-mail at [housingelement@rpvca.gov](mailto:housingelement@rpvca.gov).

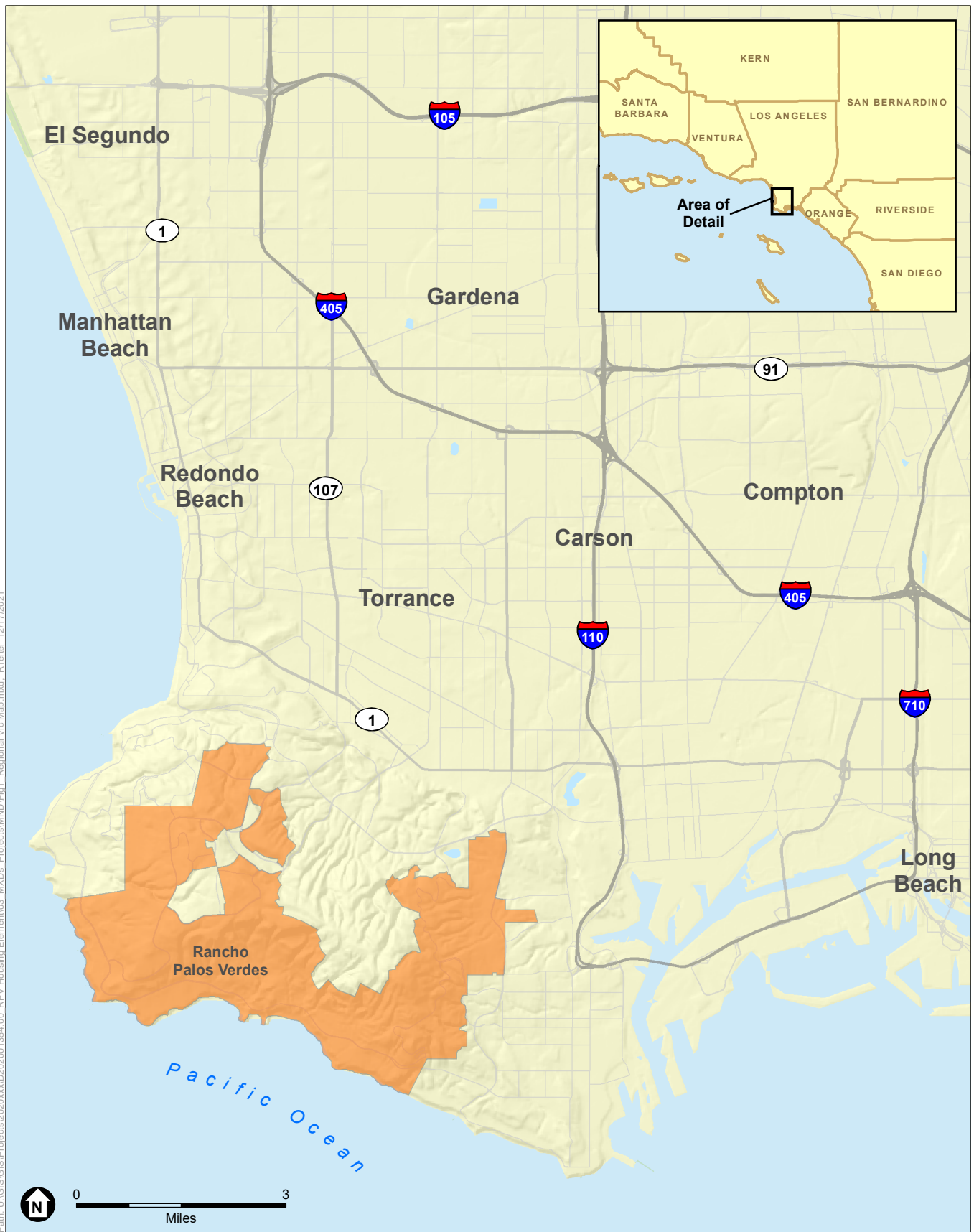
A handwritten signature in black ink, appearing to read "Ken Rukavina".

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Ken Rukavina, PE  
Director of Community Development Department

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January 10, 2022  
Date



Path: U:\GIS\GIS\Projects\2020\202001354\00\_RPV\_Housing\_Element\03\_MXDs\Projects\MND\Fig1\_Regional\_Vic\_Map.mxd, RTel:tel, 12/17/2021

SOURCE: ESRI, 2021

Rancho Palos Verdes Housing Element

**Figure 1**  
Regional and Vicinity Map

