

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR THE CITY OF ALHAMBRA ZONING CODE UPDATE PROJECT

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 Alhambra Zoning Code Update project. This NOI provides information about the project and instructions for reviewing and submitting comments on the IS/ND. The Planning Commission and the City Council will consider the IS/ND at public hearings in the future. The Planning Commission will be the recommending body and the City Council will be the final decision maker.

PROJECT LOCATION

The Zoning Code is a citywide document and thus, the location consists of the entire City of Alhambra.

PROJECT DESCRIPTION

The proposed project is a comprehensive update to the City of Alhambra Zoning Code. Alhambra's existing Zoning Code was adopted in 1986 and has been amended numerous times over the years in an attempt to keep up with various State law requirements. The existing Zoning Code contains 12 base zones, 2 overlay zones, and 10 specific plans. The state of the current Zoning Code is as follows:

- It has not been comprehensively updated for several decades;
- It is difficult to navigate as it is poorly organized and contains standards that are outdated, and difficult to administer;
- It does not fully reflect changes resulting from legal decisions and recent changes to State laws, which are administered via staff-level policy;
- It lacks the ability to address modern development trends and patterns;
- It has an antiquated list of permitted/prohibited uses;
- Some sections lack specificity or clarity, making enforcement difficult in some situations and;
- It lacks tables and graphics that would improve readability.

The updated Zoning Code will have a modern format to eliminate the need for cross-referencing between chapters to provide for easier document navigation and implementation. The Code will also standardize and simplify the development review process by creating a transparent, predictable, and consistent process through implementation of objective design standards and streamlining of processes. Areas will be rezoned, maximum residential densities will be increased, and residential and residential mixed-uses will be allowed in zones where such uses have not been previously allowed, in order to promote infill and mixed-use projects accommodating housing and affordable housing consistent with State planning goals and policies. Off-street parking standards will also be updated for all zones to promote housing development and to be business friendly. The work effort also necessitates a number of Zone Changes and General Plan Amendments to the City's Zoning Map and General Plan Map.

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 does not identify specific sites for development nor approve any specific physical developments; however, it commits the City to redesignate and rezone certain areas to allow for development, including development of future housing. Future development allowed under the Project would require disclosure of whether a development 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 Zoning Code Update website at <https://www.alhambrcodeupdate.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 20-day public review period commencing December 29, 2022 and ending January 17, 2023. 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.

CITY HALL: (626) 570-5034
NOTICE NO. N2M22-153
Publish: December 29, 2022

ALHAMBRA PLANNING DIVISION
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