

## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Name of Project: Downey Housing Element Implementation Project

**Applications:** -Zone Text Amendment

-No applications have yet been filed for residential development in anticipation of adoption of the Housing Overlay Zones (Zone Text

Amendment).

Location: Citywide

**Zoning/Land Use:** Various locations within the R-1, R-2, R-3, M-2, SP (Specific Plan), Mixed

Use, C-P, C-1, C-2, C-M, and M-2 / Residential, Commercial/Mixed Use,

Specific Plan

**Project Description:** The City of Downey will be the lead agency under the California Environmental Quality Act (CEQA) for housing programs in the Housing Element. The project requires environmental review under CEQA as outlined in Public Resources Code Sections 21000 et seq. and the State CEQA Guidelines outlined in California Code of Regulations Sections 15000, et seq.

The Project site is located in various locations throughout the City. Refer to Figures 1 through 7. Figure 1 provides the Regional Context and Vicinity and Figures 2 through 7 provides the Housing Overlay Inset Maps. Figures may be accessed here:

https://www.downeyca.org/our-city/departments/community-development/planning/environmental-planning

or

https://www.downeyca.org/our-city/departments/community-development/planning/housing-element-update/housing-element-implementation

One of the housing programs in the Housing Element specifically calls for rezoning to address Downey's unmet Regional Housing Needs Assessment (RHNA). The General Plan amendments called for in Program 1.1 will be completed at a later date as part of the ongoing General Plan update. Program 1.1 also calls for rezoning actions to address the RHNA shortfall for the 2021-2029 planning period. As determined by SCAG, the City of Downey's 6th cycle RHNA allocation is 6,525 new housing units, with the units divided among the four income categories. Approved and proposed residential development projects can be credited toward the 2021-2029 RHNA as can RHNA sites that had appropriate zoning in place and which required no rezoning actions. Combined, approved and proposed projects, projected ADU development, and development on land with appropriate zoning in place result in 2,629 units (40% of the RHNA). After accounting for this capacity, a shortfall of 3,896 RHNA units remains. To ensure that sufficient capacity exists in the Housing Element to accommodate the RHNA throughout the planning period, the state's Department of Housing and Community Development recommends that jurisdictions create a buffer in the housing element inventory of at least 15% to 30% more capacity than required, especially for capacity to accommodate the lower-income RHNA. The RHNA sites identified in the Housing Element for rezoning have a combined capacity of 4,442 units, 460 (or 11%) of the shortfall. To implement Program 1.1, two residential overlay zone districts will be created allowing high-density housing development:

Negative Declaration Downey Housing Element Implementation Project November 7, 2024

- Housing Overlay #1 (HOU 1) will allow residential development at a density of 18-40 units per acre
  and will only be applied to R-3 RHNA rezoning sites identified in the Housing Element. It does not
  apply to the full R-3 zone.
- Housing Overlay #2 (HOU 2) will allow development at 30 units per acre and will only be applied to Mixed Use, Corridor Residential Overlay, and Specific Plan RHNA rezoning sites identified in the Housing Element.

**Lead Agency:** City of Downey

**Contact Person(s):** Alfonso S. Hernandez, Principal Planner

(562) 904-7154

ashernandez@downeyca.org

Review Period: November 8, 2024 to November 27, 2024 (20 days)

The Initial Study and Negative Declaration will be circulated for a 20-day review period. Written comments must be received by the City of Downey Planning Division prior to 5:30 p.m. on the last date of the public review period.

**Purpose of Review:** The purpose of this review is to allow public agencies and interested members of the public the opportunity to share expertise, disclose agency analysis, check for accuracy, detect omissions, discover public concerns, and solicit counter-proposals pursuant to CEQA Guidelines Section 15200 (Purpose of Review).

## IS/ND Materials Available:

https://www.downeyca.org/our-city/departments/community-development/planning/environmental-planning

or

https://www.downeyca.org/our-city/departments/community-development/planning/housing-element-

<u>update/housing-element-implementation</u>

**Send Comments to:** City of Downey, Planning Division

Alfonso S. Hernandez, Principal Planner

11111 Brookshire Avenue

Downey, CA 90241

ashernandez@downeyca.org

Fax - (562) 622-4816

Documents are available for review at:

City of Downey City
Hall - Planning Division
11111 Brookshire Avenue
Downey CA 90241

Downey, CA 90241 Downey,

(see web address above)

**Downey Library** 

11121 Brookshire Downey, CA 90241 Barbara J. Riley Community/Senior Center

7810 Quill Drive Downey, CA 90242 Contor

Center 12400 Columbia Way, Downey, CA 90242

**Public Hearing:** The City of Downey's Planning Commission has scheduled Wednesday, December 4, 2024, for a public hearing to consider the project and its Negative Declaration. Separate notice will be posted at the appropriate time for that hearing. When the hearing is scheduled, it will be heard in the Council Chambers of Downey City Hall, located at 11111 Brookshire Avenue, Downey, CA. All interested parties are invited to attend and give testimony on the request when the item is scheduled.

Future Unlimited

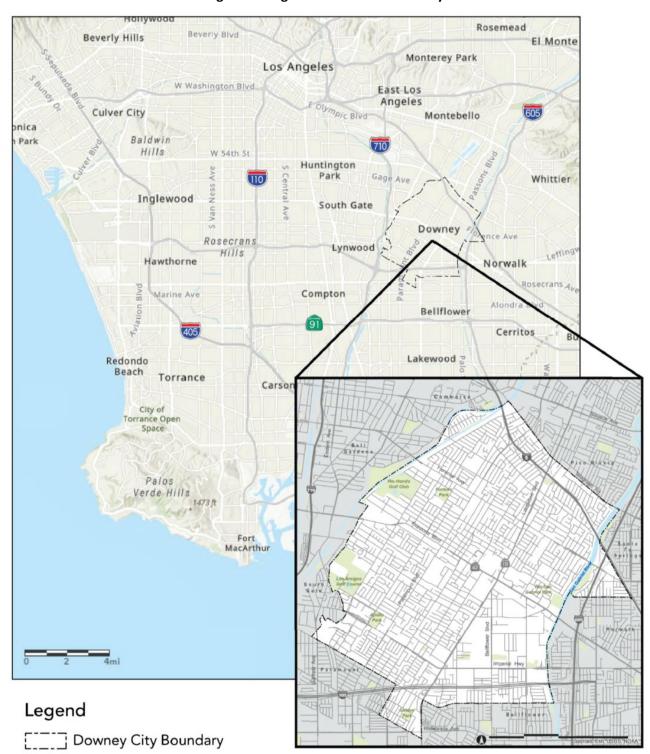


Figure 1 - Regional Context and Vicinity

## **Future Unlimited**

ITY OF DOWNEY | HOUSING ELEMENT IMPLEMENTATION COMMERCE **Proposed** В **Housing Overlay Inset Maps** Proposed Housing Overlays

Housing Overlay #1 18-40 du/ac

WXXX Housing Overlay #2 30 du/ac BELL Current Zoning (No Changes)

Single-Family Resid. (R1 10,000)

Single-Family Resid. (R1 10,000)

Single-Family Resid. (R1 15,500)

Single-Family Resid. (R1 5,500)

Single-Family Resid. (R1 5,000)

We Family Resid. (R1 5,000)

We Family Resid. (R2)

Medium Density Mif Resid. (R3)

Medium Density Mif Resid. (M3)

Professional Office (CP)

Neighborhood Commercial (C-1)

General Commercial (C-1)

General Commercial (C-1)

General Commercial (C-1)

General Haunisacturing (M1)

Light Manufacturing (M1)

Seneral Manufacturing (M2)

Open Space (OS)

O S (M1) Obsolete

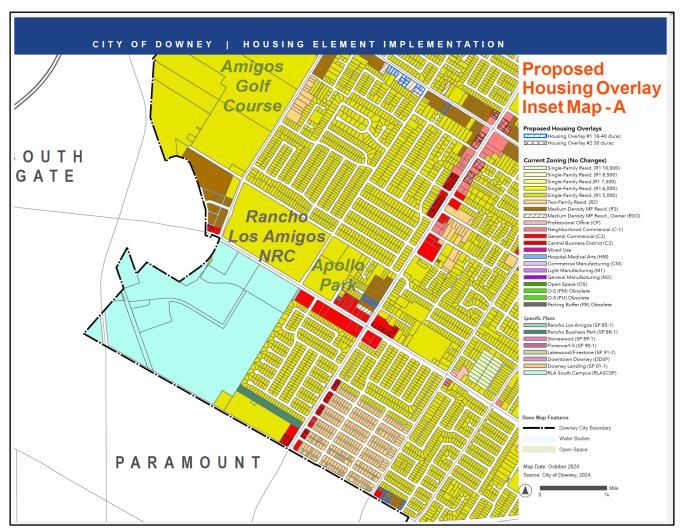
Parking Buffer (PB) Obsolete Current Zoning (No Changes) Specific Plans
Rancho Los Amigos (SP 85-1)
Rancho Business Park (SP 88-1)
Stonewood (SP 89-1)
Florence/1-5 (SP 90-1) Downtown Downey (DDSP)

Downey Landing (SP 01-1)

RLA South Campus (RLASCSP) Downey City Boundary Water Bodies Map Date: October 2024 Source: City of Downey, 2024. BELLFLOWER

Figure 2 - Housing Overlay Inset Maps Key

Figure 3 - Housing Overlay Inset Map A



90241-7016

562-904-7202

FIRESTONE BLVD

SOUTHERN AV

Los

CITY OF DOWNEY | HOUSING ELEMENT IMPLEMENTATION **Proposed Housing Overlay** FLORENCE AV Inset Map - B Proposed Housing Overlays

Housing Overlay #1 18-40 du/ac

Housing Overlay #2 30 du/ac FLORENCE PL Current Zoning (No Changes)

Single-Family Resid. (R1 10,000)

Single-Family Resid. (R1 10,000)

Single-Family Resid. (R1 15,000)

Single-Family Resid. (R1 7,500)

Single-Family Resid. (R1 7,500)

Wee Family Resid. (R1 5,000)

Wee Family Resid. (R2)

Medium Density MF Resid. (R3)

Medium Density MF Resid. (R3)

Professional Office (CP)

Neighborhood Commercial (C-1)

General Commercial (C-1)

General Commercial (C-1)

General Housies District (C3)

Mised Use

Hospital-Medical Arts (HM)

Commercial Manufacturing (M1)

Light Manufacturing (M1)

General Manufacturing (M2)

Open Space (CS)

O S (RM) Obsolete

Parking Buffer (R8) Obsolete

Parking Buffer (R8) Obsolete BELL EASTERN AV FLORENCEAV Rio Hondo Golf Club Furman Specific Plans
Rencho Los Amigos (SP 85-1)
Rencho Business Park (SP 88-1)
Stonewood (SP 89-1)
Florence/1-5 (SP 90-1)
Lakewood/Firestone (SP 91-2)
Downtown Downey (DDSP)
Downey Landing (SP 01-1)
RLA South Campus (RLASCSP) Park

Figure 4 - Housing Overlay Inset Map B

Open Space

Source: City of Downey, 2024.

Downey

High Schoo

CITY OF DOWNEY HOUSING ELEMENT IMPLEMENTATION **Proposed Housing Overlay** Inset Map - C Proposed Housing Overlays

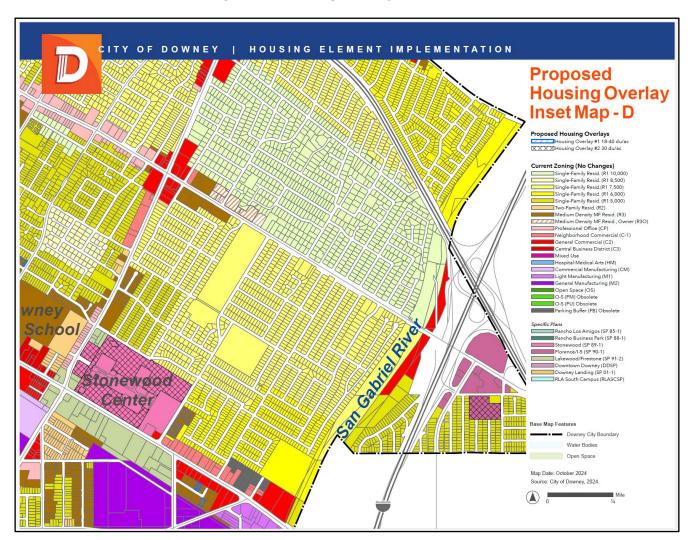
Housing Overlay #1 18-40 du/ac

WXX Housing Overlay #2 30 du/ac Current Zoning (No Changes)

Single-Family Resid. (R1 1,000)
Single-Family Resid. (R1 8,500)
Single-Family Resid. (R1 8,500)
Single-Family Resid. (R1 5,500)
Single-Family Resid. (R1 5,000)
Two-Family Resid. (R1 5,000)
Two-Family Resid. (R2)
Medium Density MF Resid. (R3)
Professional Office (CP)
Neighborhood Commercial (C-1)
General Commercial (C-1)
General Commercial (C2)
Central Business District (C3)
Mixed Use
Hospital-Medical Arts (HM)
Commercial Manufacturing (CM) Current Zoning (No Changes) Promenade Hospital-Modical Arts (HM)
Commercial Manufacturing CM)
Light Manufacturing (M1)
General Manufacturing (M2)
Open Space (OS)
O-5 (PM) Obsolete
O-5 (PU) Obsolete
Parking Buffer (PB) Obsolete Kaise Specific Plans
Rencho Los Amigos (SP 85-1)
Rencho Business Park (SP 88-1)
Stonewood (SP 87-1)
Florence/1-5 (SP 90-1)
Lakewood/Firestone (SP 91-2)
Downtown Downey (DDSP)
Downey Landing (SP 01-1)
RLA South Campus (RLASCSP) Permanente Base Map Features ■■■ Downey City Boundary Water Bodies Open Space Map Date: October 2024 Source: City of Downey, 2024. (A) .

Figure 5 - Housing Overlay Inset Map C

Figure 6 - Housing Overlay Inset Map D



CITY OF DOWNEY | HOUSING ELEMENT IMPLEMENTATION **Proposed Housing Overlay** Inset Map - E Current Zoning (No Changes)

Single-Family Resid. (R1 10,000)

Single-Family Resid. (R1 18,500)

Single-Family Resid. (R1 8,500)

Single-Family Resid. (R1 5,000)

Single-Family Resid. (R1 5,000)

Two-Family Resid. (R1 5,000)

Two-Family Resid. (R1 5,000)

Wedium Density MF Resid. (N2)

Medium Density MF Resid. (N2)

Porfusional Office (CP)

Neighborhood Commercial (C-1)

General Commercial (C-2)

Central Business District (C3)

Mixed Use

Hopphal-Medical Arts (HM)

Commercial Manufacturing (M1)

Light Manufacturing (M1)

Opens Passec (OS) Open Space (OS)
O-S (PM) Obsolete
O-S (PU) Obsolete
Parking Buffer (PB) Obsolete Specific Plans

Rancho Los Amigos (SP 85-1)

Rancho Business Park (SP 88-1)

Stonewood (SP 85-1)

Floranca (SP 90-1)

Lakewood /Firestone (SP 91-2)

Downton Downey (DDS)

Downey Landing (SP 01-1)

RLA South Campus (RLASCSP) Base Map Features Downey City Boundary Water Bodies Open Space Map Date: October 2024 Source: City of Downey, 2024. Mile

Figure 7 - Housing Overlay Inset Map E