NOTICE OF PUBLIC HEARING AND

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

SUBJECT: Filing of Notice of Intent in compliance with Sections 15072 and 15105 of the Public Resources Code and review of General Plan Amendment to adopt the 2014-2021 Housing Element.

Project Title/ File Number: City of Sierra Madre

2014–2021 Housing Element Including a General Plan

Amendment (GPA 13-03)

Project Proponent: City of Sierra Madre

Lead Agency Telephone Number

Contact Person

City of Sierra Madre 626-355-7138

Danny Castro

Director of Development Services

Project Location: City of Sierra Madre

Project Description: The project involves a General Plan Amendment (13-03) to adopt the 2014-2021 Housing Element, which is a state mandated general plan element. The Housing Element must be updated pursuant to California Government Code Section 65588 for the 2008-2014 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the housing element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs. The Element's goals, policies and programs focus on the following:

- · Preserving housing assets
- Ensuring diversity
- Reducing governmental constraints
- Promoting equal housing opportunities
- Environmental sustainability

As described in the draft Housing Element, the Southern California Association of Governments (SCAG) has assigned Sierra Madre a regional housing growth need (RHNA) of 55 new residential units for the 2014-2021 planning period. The City's RHNA is distributed among the following income groups: 14 very low income; 9 low income; 9 moderate income; and 23 above

moderate income units. Sierra Madre plans to fulfill its share of regional housing needs using a combination of the following methods:

- Approved and Pending Residential Projects: Sierra Madre has three residential projects in various stages of development entitlement that will contribute towards addressing its future RHNA needs, as follows:
 - The Kensington Assisted Living Facility, approved for 75 one- and two-bedroom residential units for senior citizens.
 - Adaptive reuse of a vacant 1921 church for which the City has entered into an Exclusive Negotiating Agreement with Housing Heritage Partners to provide three units of moderate income, workforce housing.
 - The "Duty-Man House"-- a small, 960-square-foot City-owned house located at the rear of Sierra Vista Park previously rented to Sierra Madre staff members, but has been used for storage purposes since 2004. The City Council recently appropriated funds to rehabilitate and convert the house back to residential use for use as an affordable rental unit.
- Vacant and Underutilized Land: Sierra Madre is a predominately urbanized community with little land remaining for new development outside of the foothill areas. Developable large-scale residential sites are limited to the One Carter and Stonegate projects in the Hillside Management Zone, with a combined total of 48 single-family units. Due to limitations on vacant land, the majority of residential development in Sierra Madre occurs through the intensification of underutilized sites within the R-3 zone; the City has identified a total of 6 underutilized R-3 parcels that may be suitable for intensification by being grouped together into larger sites. Also, as part of the 2008-2014 Housing Element cycle, the City rezoned properties at 271 and 293 Mariposa Avenue to a density of 20 units per acre to address the low income household component of the City's RHNA.
- Second Units: Second units are an integral segment of Sierra Madre's housing stock, and contribute towards addressing regional housing needs while maintaining the community's small town character. These units can provide affordable rental options for smaller households and rental income for the property owner. In order to collect information on existing second units in Sierra Madre, the City conducted a citywide survey to gage the rent structure and affordability of existing and future second units. The survey results indicated that a high proportion of units are made available free of charge to employees or relatives, helping to meet the needs of extremely low income households. In other cases, second units are often rented below the market price for a typical apartment. Based on the results of the City's survey of over 60 existing second units, the estimated affordability of the anticipated 13 second units is 32% very low income (4 units), 49% low income (6 units), and 19% moderate income (3 units).

In order to capture existing units that were not previously accounted for, the City subsequently offered a second unit amnesty program for a period of 9 months in 2012/2013 to provide the ability for owners to legalize those units that were constructed without building permits. In accordance with the 2008-2014 Housing Element, the City amended its second unit ordinance in order to encourage and facilitate the provision of new second units. The City estimates that over the 2014-2021 Housing Element planning period, a minimum of ten new second units will be created.

These actions taken together allow for adoption of the State mandated General Plan Housing Element in order to meet the City of Sierra Madre's Regional Housing Needs Assessment (RHNA).

Analysis in this document is limited to the review of potential environmental impacts resulting from the adoption of the Housing Element. No specific development proposal is contemplated as part of this project, and the environmental effects of any future development project is subject to separate CEQA review.

This notice is to advise interested individuals that the <u>CITY OF SIERRA MADRE</u> intends to adopt a Negative Declaration for the project described above. As mandated by State law, the minimum public review period for this document is 20 days, therefore, public comments should be received by <u>January 12, 2014</u>.

The Initial Study was prepared in accordance with the City's guidelines implementing the California Environmental Quality Act (CEQA). This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of the Initial Study, City staff has concluded that the project will not have a significant effect on the environment; staff has therefore, prepared a Draft Negative Declaration. The Initial Study and Draft Negative Declaration is available for public review at the City of Sierra Madre City Hall, located at 232 West Sierra Madre Boulevard, Sierra Madre, CA 91024.

Due to time limits mandated by State law, the public comment period for this document is:

December 23, 2013 January 12, 2014
Begins Ends

If you challenge the decision of the City Council in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearings.

Public Hearing on 2014-2021 Housing Element: This notice is also to advise interested individuals that the <u>CITY OF SIERRA MADRE</u> intends to hold a public hearing on the adoption of the 2014-2021 Housing Element, including a General Plan Amendment (GPA 13-03). The City of Sierra Madre Planning Commission will consider the 2014-2021 Housing Element at their regularly scheduled public hearing <u>on January 16, 2014, starting at 7:00 p.m.</u> The meeting will take place at the Sierra Madre City Hall, located at 232 West Sierra Madre Boulevard, Sierra Madre, CA, 91024. Anyone interested in this matter is invited to comment on the document by written response or by personal appearance at the public hearing.