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## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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**DATE:** July 2, 2024

**TO:** Responsible Agencies, Trustee Agencies, Interested Parties

**LEAD AGENCY:** City of Commerce  
Department of Economic Development and Planning  
2535 Commerce Way  
Commerce, California 90040

**SUBJECT:** Notice of Intent to Adopt a Negative Declaration for the 2021-2029 Housing Element Update

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**NOTICE IS HEREBY GIVEN** that the City of Commerce ("City") has prepared an Initial Study and Negative Declaration (IS/ND), which is being distributed for public review pursuant to the California Public Resources Code Section 21092 and California Environmental Quality Act (CEQA) Guidelines Section 15072 for the following project:

**Project Title:** City of Commerce 2021-2029 Housing Element Update

**Project Location:** The 2021-2029 Housing Element Update applies to all residential and mixed-use zoning districts and all General Plan land use designations that allow residential or mixed-use development within the municipal boundaries of the City of Commerce. Located within Los Angeles County, the City of Commerce is bounded by the City of Los Angeles to the northwest, the community of East Los Angeles of unincorporated Los Angeles County to the north, the City of Montebello to the east, the San Gabriel River and the City of Downey to the southeast, the City of Bell Gardens to the south, the City of Bell to the southwest, and the City of Vernon to the west. The City encompasses approximately 6.6 square miles (4,160 acres).

**Project Description:** The project is the adoption of the Commerce 2021-2029 Housing Element that represents an update of the City's certified Housing Element. The Housing Element addresses existing and future housing needs of all types for persons in all economic segment groups within the City and serves as a tool for decision-makers and the public in understanding and meeting housing needs in Commerce. While the law does not require local governments to actually construct housing to meet identified needs it does require that the community address housing needs in its discretionary planning actions such as creating opportunities for housing in their general plan and facilitating development through policies. State law requires that all housing elements address four key topics: housing needs, constraints to housing development, housing resources, and a housing plan. Analysis of these topics provides the foundation for the preparation of a housing element. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements for a housing element and encourages the provision of affordable and decent housing in suitable living environments for all communities to meet statewide goals. The

2021-2029 Housing Element Update is a policy document by the City of Commerce regarding its current and projected future housing needs, and the City's goals, policies, and programs to address those identified needs.

California housing element law requires that each city and county develop local housing programs designed to meet their "fair share" of housing needs for all income groups, based on projected population growth. The Regional Housing Needs Allocation (RHNA) is a critical part of State housing element law (Government Code Section 65580). The City of Commerce has an assigned RHNA allocation of 247 units for the 2021-2029 planning period. This allocation is distributed into four income categories (55 extremely/very low income, 22 low income, 39 moderate income, and 131 above moderate income units). As of May 2023, the City had issued permits for 31 new units and approved entitlement for 102 units. Along with 16 projected ADUs, the City has met all its RHNA for above moderate income units and a portion of its lower and moderate income units. The remaining RHNA is 105 units (52 extremely/very low income, 15 low income, and 38 moderate income units) that the City must identify adequate sites to allow for future development. City-owned vacant and underutilized sites in existing residential zones can accommodate 29 additional units (6 very low income, 6 low income, and 17 moderate income units). The remaining 76 units (46 very low income, 9 low income, and 21 moderate income) can be accommodated on City-owned underutilized nonresidential sites where the City is proposing to redesignate as mixed-use as part of the Comprehensive General Plan Update that is underway. Rezoning to implement the General Plan will follow within one year of the General Plan Update. The proposed land use densities for these mixed use designations ranges from 40 to 85 du/ac.

**Environmental Determination:** Based on the findings of the Initial Study, the City has determined that this project would not result in significant environmental impacts and no mitigation measures are required. Accordingly, the City intends to adopt a Negative Declaration, pursuant to Public Resources Code section 21080(c) .

**Hazardous Waste Sites:** None of the Housing Element inventory sites are included on the list of hazardous materials facilities, hazardous waste properties, or hazardous waste disposal sites enumerated under Section 65962.5 of the California Government Code (Cortese List).

**Public Review/Public Comment Period:** The Initial Study and Negative Declaration will be available for public review and comment for a period of 30 days beginning **Wednesday July 3, 2024** and ending **Friday August 2, 2024**. Any person may submit written comments to the Department of Economic Development and Planning before the end of the review period. Copies of the Initial Study and Negative Declaration, project plans, and supporting documents are available for public review at the City of Commerce, 2535 Commerce Way, Commerce, California 90040. These materials are also available for review on the City's website at: <https://www.ci.commerce.ca.us/city-hall/economic-development-and-planning/planning-environmental-documents-for-review>. Comments should be submitted in writing no later than 5:00 p.m. on August 2, 2024, to the City of Commerce Department of Economic Development and Planning. If you would like to comment, please send written comments to:

Louis Morales, Interim Director  
City of Commerce Department of Economic Development and Planning  
2535 Commerce Way  
Commerce, California 90040  
Phone: (323) 722-4805  
Email: Lmorales@ci.commerce.ca.us

**Public Hearing:** The Commerce Planning Commission is scheduled to consider the proposed project and Negative Declaration at a hearing on **Wednesday August 21, 2024** at 6:30 P.M., at City Hall Council Chambers at 5655 Jillson Street, Commerce, California 90040.