



City of Downey

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:

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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-update/housing-element-implementation>

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
(see web address above)

Downey Library
11121 Brookshire
Downey, CA 90241

Barbara J. Riley Community/Senior Center
7810 Quill Drive
Downey, CA 90242

Columbia Space 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.

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Figure 1 - Regional Context and Vicinity



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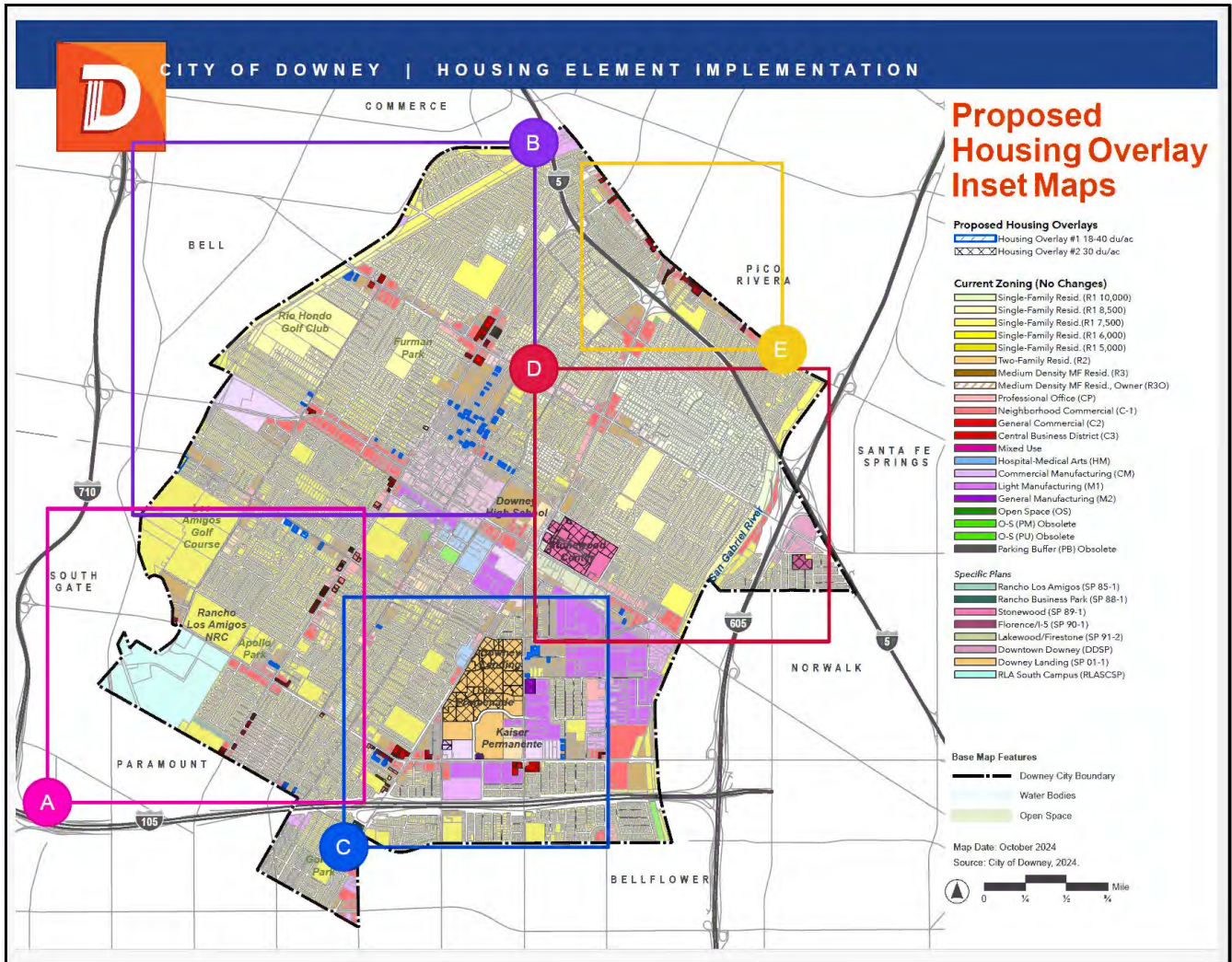
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Figure 2 - Housing Overlay Inset Maps Key



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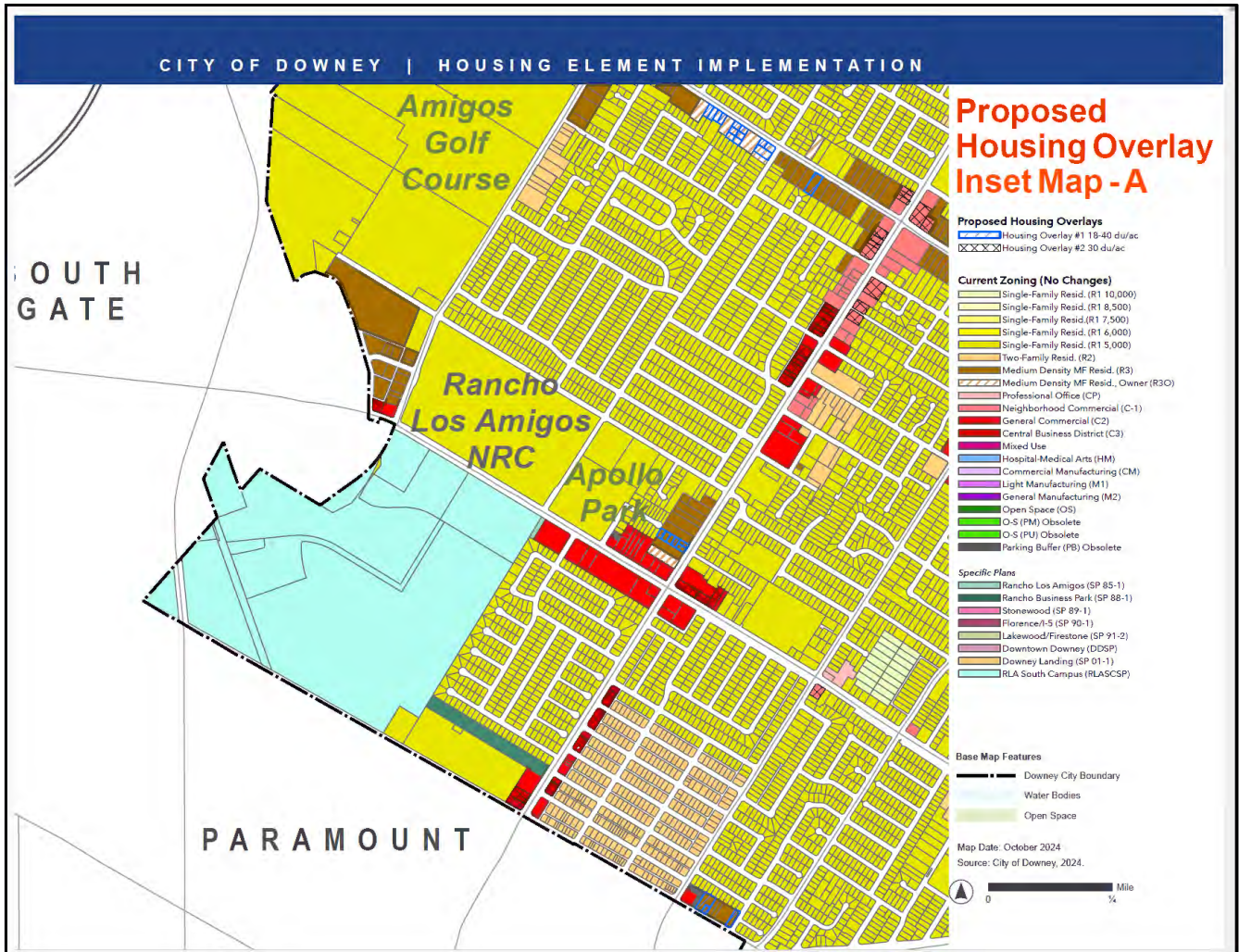
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Figure 3 - Housing Overlay Inset Map A



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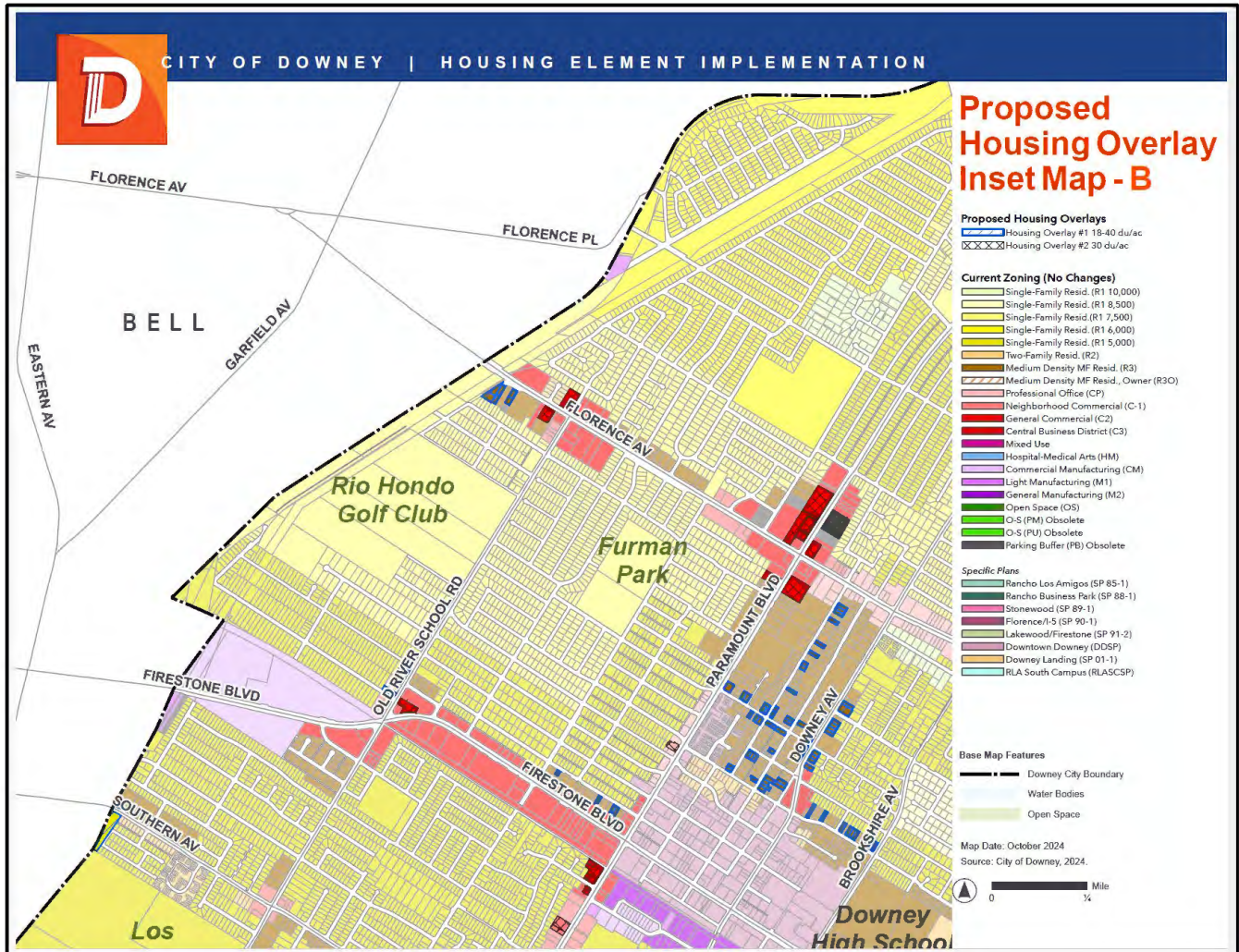
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Figure 4 - Housing Overlay Inset Map B



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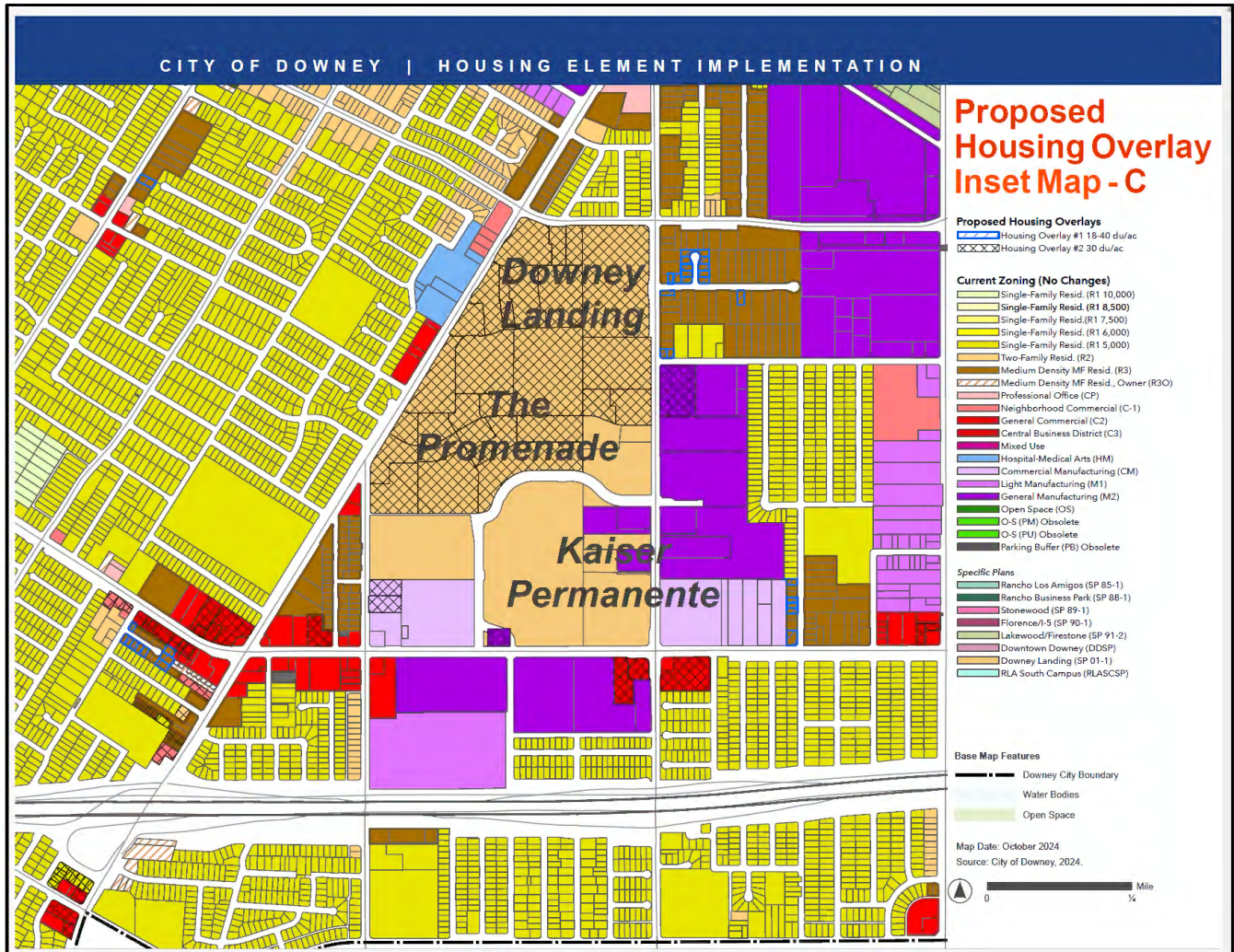
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Figure 5 - Housing Overlay Inset Map C



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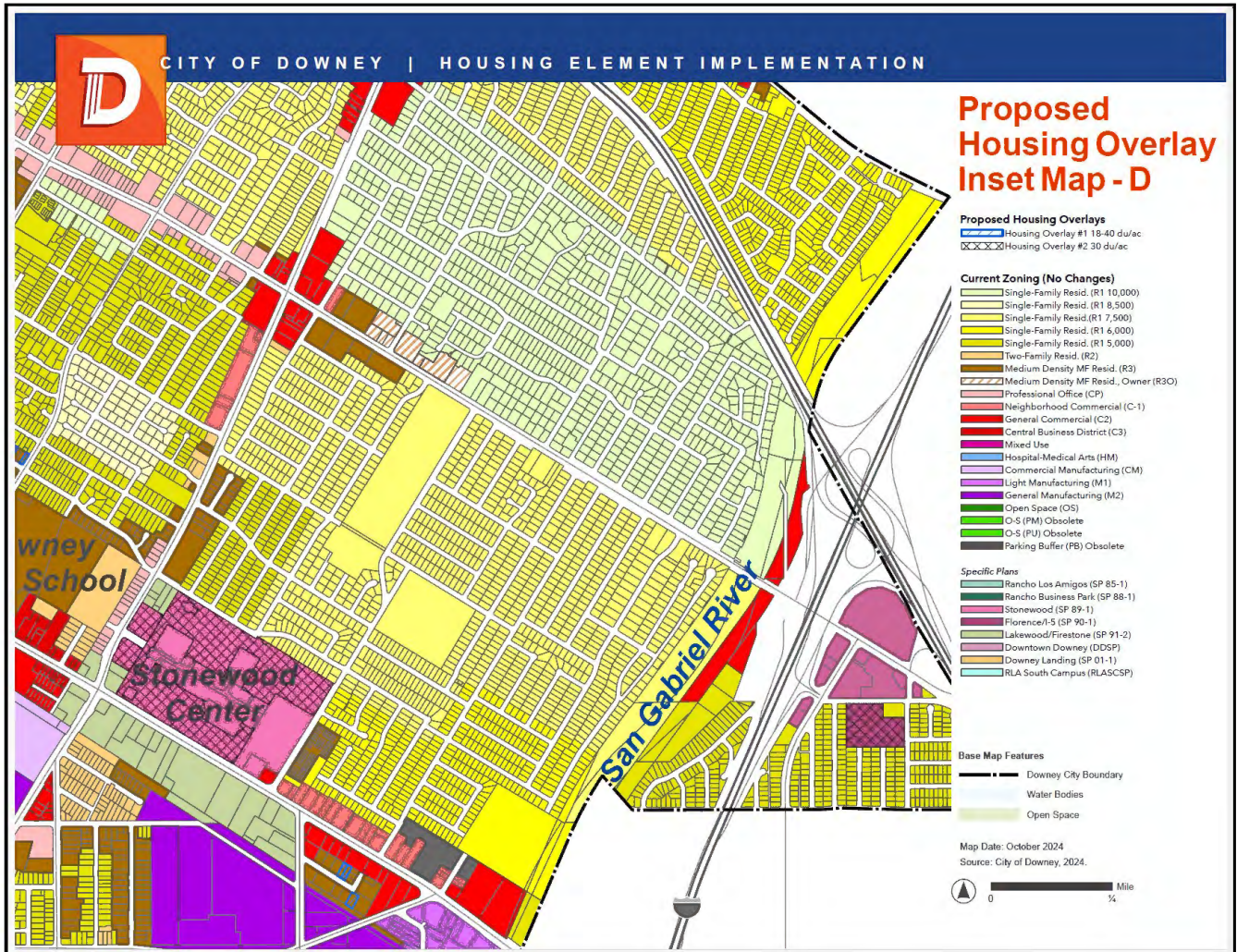
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Figure 6 - Housing Overlay Inset Map D



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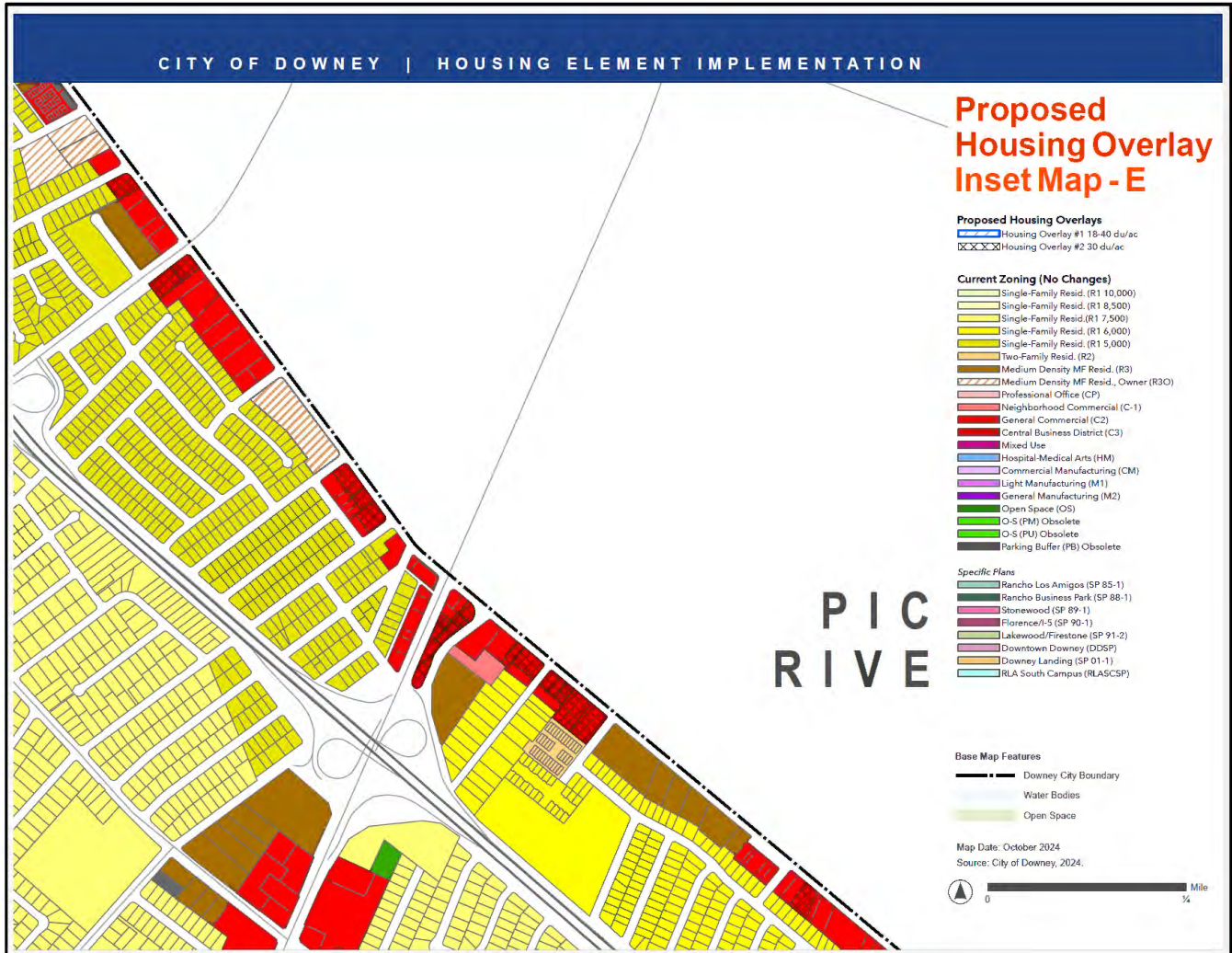
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Figure 7 - Housing Overlay Inset Map E



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