

NOTICE OF EXEMPTION

To Office of Land Use and Climate
Innovation
State Clearinghouse
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Sacramento, CA 95812-3044

From **Donna Terpinitz-Romo**
City of Avalon
410 Avalon Canyon Road
Avalon, CA 90704
310-510-0220

County Clerk-Recorder
Los Angeles County
12400 Imperial Highway
Norwalk, CA 90650

Project Title: **Zoning text amendment to Chapter 9-5, Article 5 (L/M Low- and Moderate-income housing and Article 6 (Accessory dwelling Units) of Title 9 of the Avalon Municipal Code implementing housing programs 14 and 15 as set forth in the 6th Cycle General Plan Housing Element.**

Project Location – City: Avalon

Project Location – County: Los Angeles

Project Description:

On September 20, 2022, the City Council adopted the 2021-2029/6th Cycle General Plan Housing Element. The Housing Element is a state-mandated section of the General Plan which identifies the housing needs, opportunities, and constraints in the City of Avalon. The Housing Plan section of the Housing Element further sets forth the City's goals, policies and programs to address Avalon's identified housing needs, including production of 27 new housing units as allocated by the Southern California Association of Governments (SCAG) Regional Housing Needs Assessment (RHNA) for the 6th review cycle.

The Housing Plan contains 26 programs adopted to implement the goals and policies of the Housing Element. Some programs require one-time code amendments, while others have ongoing review schedules that require monitoring legislative actions and regular updates to the Avalon Municipal Code (AMC). Over the next several months, the Planning and Building Department will bring forth a series of code amendments for consideration to implement all of the housing programs to ensure the City continues to be compliant with State law. The amendments proposed at this time are intended to address the requirements of Program #14 (Accessory Dwelling Units) and Program #15 (Adequate Sites for

Lower Income Households on Nonvacant and Vacant Sites Previously Identified).

Lead Agency:

City of Avalon, 410 Avalon Canyon Road, Avalon, CA 90704

Lead Agency Contact Person and Phone Number:

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Applicant:

City of Avalon

Exemption Status:

- Section 15061(b)(3);
- General Rule [State CEQA Guidelines]
 - Consistent With a Community Plan or Zoning [State CEQA Guidelines Section 15183(a)]
 - Statutory Exemption [Public Resources Code 21080.085]

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

The proposed ordinance is statutorily exempt from California Environmental Quality Act (CEQA) under Public Resources Code section 21080.085, which exempt from CEQA a rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code." Here, the project at issue falls squarely within this exemption, as it entails a rezoning that implement the schedule of actions contained in the City's 2021-2029/6th Cycle General Plan Housing Element. The text amendment is also exempt under State CEQA Guidelines section 15183(a) because it is relies on the environmental document prepared for the City's General Plan and no new environmental document is required to be prepared.

City of Avalon
Planning Department

By 
Donna Terpinitz-Romo
Senior Administrative Assistant
Date: September 9, 2025