

City Of Santa Monica

City Planning Division

1685 Main Street, Mail Stop 28

Santa Monica, CA 90401

**Notice Of Preparation/Notice of Public Scoping Meeting**

**for a Draft Environmental Impact Report for the**

**6th Cycle 2021-2029 Housing Element**

**DATE:** October 30, 2020

**TO:** State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations and Interested Parties

**LEAD AGENCY:** City of Santa Monica

City Planning Division

1685 Main Street, Mail Stop 28

Santa Monica, California 90401

Contact: Rachel Kwok, Environmental Planner

Email: Rachel.Kwok@smgov.net

The City of Santa Monica (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 6th Cycle 2021-2029 Housing Element of the City’s General Plan. In accordance with Section 15082 of the State CEQA Guidelines, the City has prepared this Notice of Preparation (NOP) to provide the public, Responsible Agencies, and other interested parties with information describing the proposed project and its potential environmental effects. The EIR will address the proposed project’s potentially significant effects in the following environmental issue areas:

|  |  |
| --- | --- |
| * Air Quality | * Population/Housing |
| * Cultural Resources | * Public Services |
| * Energy | * Transportation/Circulation |
| * Greenhouse Gas Emissions | * Tribal Cultural Services |
| * Land Use and Planning | * Utilities |
| * Noise | * Mandatory Findings of Significance |

**PROJECT APPLICANT:** City of Santa Monica

**PROJECT LOCATION:** The City of Santa Monica is located in Los Angeles County along the coast of the Pacific Ocean. The City is surrounded on three sides by the City of Los Angeles, including the westside communities of Brentwood, Mar Vista, Pacific Palisades, Venice and West Los Angeles. The City comprises approximately 5,280 acres (approximately 8.25 square miles). See Figure 1

**PROJECT DESCRIPTION:** Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. One of the required elements of a General Plan is the Housing Element. California State law requires that communities prepare and update the Housing Element every eight years. The Housing Element serves as the City’s guide for addressing the housing needs of all segments of Santa Monica’s population. Housing needs are determined by the California Housing and Community Department (HCD), who decides what the numerical housing targets should be for each regional council of governments. Each council of government across the state then further allocates the regional housing number (known as the Regional Housing Needs Allocation – or RHNA) to every city and county within its jurisdiction. The RHNA is a targeted housing number - Cities and counties do not have to build this number of units, but rather they must plan for them and show that under current land use and development standards, there is capacity to accommodate for this number of housing.

For the proposed 6th Cycle 2021-2029 Housing Element, the Southern California Association of Governments (SCAG) has determined that the City’s draft RHNA allocation is 8,874 units, more than 5 times than the last cycle. The significant increase in the City’s RHNA housing number is indicative of the severity of the current housing crisis. As part of the proposed 2021-2029 Housing Element, Santa Monica must demonstrate to the State that there is available capacity within its jurisdictional boundaries to meet its targeted RHNA number. Per State requirements, the City’s proposed Housing Element would include the following components:

* A detailed analysis of the City’s demographic, economic and housing characteristics.
* An analysis of the barriers to producing and preserving housing.
* A review of the City’s progress in implementing current housing policies and programs.
* An identification of goals, objectives, and policies, in addition to a full list of programs that will implement the vision of the plan.
* A list of sites (aka the Suitable Sites Inventory) that could accommodate new housing, demonstrating the City’s ability to meet the quantified housing number established in the RHNA.

The proposed 6th Cycle Housing Element must be certified by the State Department of Housing and Community Development no later than October 2021.

**REVIEW PERIOD:** State CEQA Guidelines requires circulation of a NOP for a minimum 30-day review period. In consideration of the current Coronavirus (COVID-19) pandemic, the City will be circulating the NOP for the proposed Housing Element for an extended 60 days. Please go to the City’s webpage <https://www.santamonica.gov/housing-element-update> for the NOP and associated info on the Housing Element Update (including background on the Housing Element, State requirements, anticipated project schedule, notification lists). The City welcomes agency and public input during this period regarding the scope and content of environmental information that must be included in the Draft EIR. **Comments may be submitted, in writing, by 5:30 p.m. on December 31, 2020** and addressed to:

Rachel Kwok, Environmental Planner

E-mail: [rachel.kwok@smgov.net](mailto:rachel.kwok@smgov.net)

**PUBLIC SCOPING MEETING**: In an effort to reduce the risk of COVID-19, the City will hold a scoping meeting via teleconference on December 10, 2020 at 5:30 PM to describe the proposed project, the environmental review process, and to receive public comments on the scope of the EIR. City staff and the City’s EIR consultant will participate via teleconference. Participants may join the teleconference via <https://primetime.bluejeans.com/a2m/live-event/bxxeeakf> or by dialing in at +1 (415) 466-7000 PIN is: 4050914#

Those wishing to give public comment for the meeting must make that request via email to [Rachel.Kwok@smgov.net](mailto:Rachel.Kwok@smgov.net) prior to 12 p.m. on the day of the meeting and will be posted online on the project’s webpage.Written information received after 12 p.m. will be read aloud at the meeting for a total of three minutes. The City will consider all comments, written and oral, in determining the final scope of the evaluation to be included in the EIR.

**ESPAÑOL**: Este es un aviso de que la Ciudad está preparando un informe que describe los posibles efectos ambientales de un plan de vivienda, que puede ser de su interés. Para más información, llame a Carmen Gutiérrez al 310 458 8341.

**Figure 1:** Project Map - City of Santa Monica Boundaries

