

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE
ADOPTING THE 2021-2029 HOUSING ELEMENT UPDATE AND THE NEGATIVE
DECLARATION (ND), PURSUANT TO PUBLIC RESOURCES CODE SECTION
21080(C)

WHEREAS, the Planning Commission held a public hearing on August 21, 2024, for the purpose of considering an update of the City's 2021-2029 Housing Element Update and its related Negative Declaration;

WHEREAS, the Planning Commission recommended adoption of the related Negative Declaration (the "ND") and approval of the 2021-2029 Housing Element Update to the City Council;

WHEREAS, the City Council has conducted a noticed public hearing, pursuant to the provisions of the Commerce Municipal Code, for the purpose of considering adoption of the Negative Declaration and approval of 2021-2029 Housing Element Update;

WHEREAS, the City Council has reviewed all facts concerning the Negative Declaration and 2021-2029 Housing Element Update and its implementation and has considered all evidence submitted at said public hearing;

WHEREAS, the City Council has reviewed and considered the conclusions of the Negative Declaration prepared for 2021-2029 Housing Element Update;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Commerce as follows:

Section 1. That the project qualifies for a Negative Declaration pursuant to the provisions of the California Environmental Quality Act (CEQA).

Section 2. The City Council hereby makes the following findings regarding the mandatory findings of significance set forth in the CEQA Guidelines, based on the results of the environmental assessment:

- a) The Housing Element Update and the associated housing programs and policies do not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of major periods of California history or prehistory. The Housing Element Update is consistent with the City of Commerce's General Plan. The Housing Element Update itself does not approve specific developments or specific housing programs that outline a change in zoning; all future development and implementation of housing programs must be evaluated and potentially approved on a case-by-case basis. Subsequently, impacts associated with each potential development would be analyzed to ensure the preservation of the environment.
- b) The Housing Element Update is a policy document that sets forth housing programs to meet State requirements and regional housing needs and identifies sites suitable for future residential development. The programs outlined and the sites identified within the Housing Element Update would cumulatively increase residential development opportunities within the city during the 2021-2029 planning period. Overall, the long-term development of the housing opportunity areas are consistent with the growth projections identified in the General Plan. Therefore, the proposed Housing Element Update would not result in new or additional cumulative impacts.
- c) The Housing Element Update and the housing programs and policies contained within that document would not cause substantial direct or indirect

adverse environmental effects on human beings. The Housing Element Update is a policy document that does not approve specific residential development. Potential residential development would be evaluated on a case-by-case basis to ensure no substantial direct or indirect adverse environmental effects.

- d) Based on existing uses, existing floor area ratio, age of structures (year structure built), improvement-to-land ratio, lot size, adjacency to parcels with redevelopment potential and lot consolidation potential, and expressed interest of developers or property owners, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be discontinued during the planning period, and therefore do not constitute an impediment to additional residential development during the period covered by the housing element.

Section 3. Pursuant to Commerce Municipal Code Section 19.39.370 the City Council finds as follows:

1. **That the proposed amendment is in the public interest and that there will be a community benefit resulting from the amendment.** The City of Commerce first initiated a comprehensive general plan update, including an update of the Housing Element, in the mid-1980s. This earlier Element was subsequently updated and adopted in January 2008 pursuant to the required updates by the California Department of Housing and Community Development (HCD). The current Housing Element builds upon the previous elements by updating technical information and assessing the City's progress in implementing its earlier housing goals, objectives, and programs. In addition, the current Element outlines those strategies and programs that will enable the City to meet its current Regional Housing Needs Assessment (RHNA). Finally, the document serves as a critical link between housing policy and the long-range land use plan that calls for continued infill housing development as well as new opportunities for housing in areas that were previously developed as commercial or industrial uses.
2. **That the proposed amendment is consistent with the other goals, policies, and objectives of the general plan.** The Elements that comprise the Commerce General Plan are required by State law to be internally consistent. Together these Elements provide the framework for the development of facilities, services, and land uses necessary to address the needs and desires of the City's residents. To ensure that these needs are clearly addressed throughout the General Plan, the Elements must be interrelated and interdependent.

This Housing Element is most directly related to the Community Development Element, since it is the Community Development Element that designates the location and extent of residential development throughout the City. With regard to the other General Plan Elements, the following findings of conformity may be made:

- This Housing Element promotes the development of new housing in certain areas where housing does not presently exist. This Element does not involve any land use recommendations that are inconsistent with the Community Development Element or with the other General Plan Elements.
- This Housing Element does not promote or propose any land use changes requiring the installation of any new streets or infrastructure not already anticipated in the General Plan.
- The focus of this Housing Element is to identify strategies that will conserve existing housing and investigate opportunities to accommodate new infill residential development.

3. **That the proposed amendment will not conflict with provisions of the zoning ordinance or subdivision regulations.** Market and governmental factors pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately impact lower and moderate-income households due to their limited resources for absorbing the costs. The City is committed to removing governmental constraints that hinder the production of housing and offers a streamlined permitting process to facilitate efficient entitlement and building permit processing. The proposed amendment would not conflict with any provisions of the zoning ordinance or subdivision regulations.

4. **In the event that the proposed amendment is a change to the land use policy map, that the amendment will not adversely affect surrounding properties.** The Housing Element update will not adversely affect surrounding properties as it does not call for any changes to the land use policy map. The subject update builds upon the previous elements by updating technical information and assessing the City's progress in implementing its earlier housing goals, objectives, and programs.

Section 4. Based upon the above findings, the City Council of the City of Commerce adopts the 2021-2029 Housing Element Update, and Negative Declaration, pursuant to Public Resources Code Section 21080(c).

Section 5. The Mayor is authorized to execute this Resolution for and on behalf of the City of Commerce.

Section 6. This Resolution shall take effect upon its adoption.

PASSED, APPROVED and ADOPTED this ____day of _____, 2024.

Hugo A. Argumedo, Mayor

ATTEST:

Lena Shumway,
City Clerk