

City of Bradbury  
600 Winston Avenue  
Bradbury, CA 91008

## Notice of Intent to Adopt a Mitigated Negative Declaration City of Bradbury 2021-2029 6<sup>th</sup> Cycle Housing Element Update and Zoning Amendments

The Initial Study and Mitigated Negative Declaration evaluates the potential environmental impacts expected to result from adoption of the City's Housing Element for the planning period of 2021-2029 and associated Zoning Actions ("Project"); however, no physical development is proposed at this time. The proposed Housing Element Update establishes programs, policies, and actions to further the goal of meeting the existing and projected housing needs of all household income levels of the community, provides evidence of the City's ability to accommodate the Regional Housing Needs Assessment (RHNA) allocation through the year 2029, as established by the Southern California Association of Governments (SCAG). To meet the City's RHNA for lower income households, the City has primarily identified affordable housing opportunities through Accessory Dwelling Units (ADUs) and Single-Room Occupancy (SRO) developments. The City has also identified the opportunity for affordable housing development at the City Hall site located at 600 Winston Avenue. The Housing Element Update includes a program to modify the Affordable Housing Overlay Zone (Chapter 88 of the City's Development Code) to allow for multi-family affordable housing at a density range of 20-35 units per acre, through application of the Overlay Zone to the City Hall site. The Affordable Housing Overlay Zone would be applied to the City Hall site either prior to or concurrent with adoption of the Housing Element, which would allow for development of a 18-unit multi-family affordable housing development, based on development on up to 0.55 acre of the City Hall site at a density of 35 dwelling units per acre and an emergency shelter for up to six persons on the rear parking lot portion of the City Hall site.

The proposed Housing Element Update is available on the City's website at:  
[https://www.cityofbradbury.org/services/planning\\_department/housing\\_element.php](https://www.cityofbradbury.org/services/planning_department/housing_element.php)

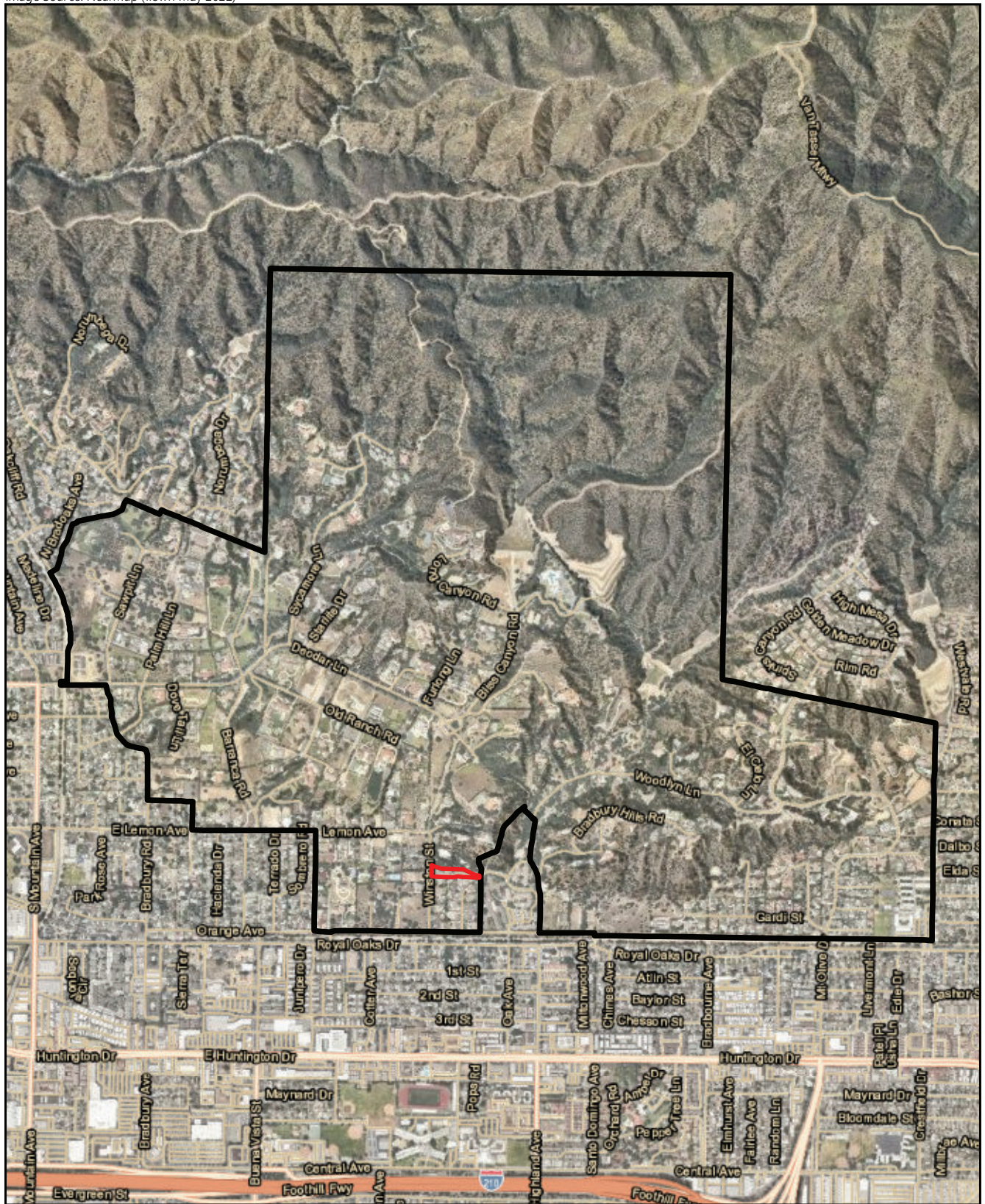
The Cortese List, consisting of databases identified in California Government Code Section 65962.5, was reviewed to identify sites with known hazardous materials or waste contamination within the City. No areas within City limits are not identified on any of the lists under Section 65962.5.



In accordance with Section 15072(a) of the CEQA Guidelines, the Public Notice officially notifies the general public, public agencies, and landowners that a 30-day public review period will begin on February 27, 2023. Comments on the Draft Initial Study and Mitigated Negative Declaration (MND) should focus on environmental issues and must be received by March 28, 2023. Please submit email comments to [kkearney@cityofbradbury.org](mailto:kkearney@cityofbradbury.org) and written comments by mail to the following location:

Kevin R. Kearney  
City Manager | City of Bradbury  
600 Winston Avenue  
Bradbury, CA 91008

Copies of the Draft Initial Study/Mitigated Negative Declaration are available for review at City Hall (address above) and online at:

[https://www.cityofbradbury.org/services/planning\\_department/housing\\_element.php](https://www.cityofbradbury.org/services/planning_department/housing_element.php)



-  City of Bradbury
-  City Hall Site

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