



CITY OF SAN LUIS OBISPO

Notice of Intent to Adopt Negative Declaration

NOTICE OF AVAILABILITY OF A NEGATIVE DECLARATION General Plan Housing Element Update (City File EID-0218-2020 & GENP-0217-2020)

The City of San Luis Obispo has completed the Draft Initial Study/Negative Declaration (IS/ND) for the proposed General Plan Housing Element Update. The project consists of the 6th Cycle Housing Element Update, an eight-year plan which explains the City's housing goals, policies, and programs. It updates the current Housing Element which was adopted in 2015. Once adopted, the Housing Element becomes part of the General Plan, which guides public and private decisions regarding housing, development review, land use, City budgets and capital improvement programs. The Draft includes policies and programs intended to increase housing opportunities for extremely low, very-low, low- and moderate-income households, while accommodating growth in a manner consistent with goals and policies contained in the Land Use Element and other elements of the General Plan. The content of housing elements is prescribed under State housing law, and this draft has been prepared to include the required sections and information.

The draft update addresses changes in State housing law and in regional housing needs. State, regional and local housing costs, supply and needs have changed since 2015, as evidenced by current information on real estate prices, affordable housing, and the widening "gap" between rental and purchase housing costs and consumers' incomes. Although the update retains many of the same policies and programs in the 2015 Housing Element, there are also new policies and programs that address these changing conditions.

Reference copies of the Negative Declaration are available at the City's Community Development Department, at 919 Palm Street, or by calling Rachel Cohen at 805-781-7574. These documents will also be available on the City's website at www.slocity.org. The required 20-day public review period for the Negative Declaration will extend from Thursday, July 9, 2020 to Wednesday, July 29, 2020. Anyone interested in commenting on the document should submit a written statement to the City of San Luis Obispo, Community Development Department, 919 Palm Street, San Luis Obispo, CA 93401, Attention: Rachel Cohen, Associate Planner, or by email to rcohen@slocity.org by 5:00 p.m., by July 29, 2020.

The City of San Luis Obispo Planning Commission will hold a public hearing on July 22, 2020 to consider a recommendation to the City Council regarding the adoption of the Negative Declaration. The San Luis Obispo City Council will hold a public hearing on September 1, 2020 to consider the adoption of the Negative Declaration. Interested persons can access the Planning Commission agenda at <http://www.slocity.org/government/advisory-bodies/agendas-and-minutes/planning-commission> and the City Council agenda at <http://www.slocity.org/government/mayor-and-city-council/agendas-and-minutes> to locate the dates of the public hearings for this project.