

TO: CITY PLANNING COMMISSION

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SUBJECT: GENERAL PLAN AMENDMENT (GPA) NOS. 01-21, 02-21
& 03-21

LOCATION: CITYWIDE

APPLICANT: CITY OF EL MONTE (PLANNING DIVISION)

**ENVIRONMENTAL
DETERMINATION:** ADDENDUM TO THE COMPREHENSIVE GENERAL PLAN
& ZONING CODE UPDATE FINAL ENVIRONMENTAL
IMPACT REPORT (EIR)

RECOMMENDATION: RECOMMEND THE CITY COUNCIL APPROVE GPA NOS.
01-21, 02-21 & 03-21 AND ADOPT THE ADDENDUM TO
THE COMPREHENSIVE GENERAL PLAN AND ZONING
CODE UPDATE FINAL EIR

BACKGROUND

The City of El Monte is mandated by California State Law to prepare a Housing Element update for State certification. This update covers the housing planning period between 2021 and 2029, often referred to as the 6th Cycle. The City's existing Housing Element was adopted in December 2013 and expired in October 2021. The State Department of Housing and Community Development (HCD) provided a Regional Housing Needs Allocation (RHNA) for the Southern California Association of Governments (SCAG). SCAG subsequently assigned a RHNA of 8,502 units to the City of El Monte. This has been further broken down by income level (1,797 units for very low income, 853 units for lower income, 1,233 units for moderate income, and 4,619 units for above moderate income). The Housing Element Update provides the capacity needed to accommodate the RHNA for the planning period. However, it is important to note the Housing Element Update does not require or propose the actual construction of housing.

All cities in California are required by State Law to produce, update, and certify their Housing Elements every eight (8) years. The Housing Element is one (1) of seven (7) mandated elements that comprise a City's General Plan. It is the only element of the General Plan that must be certified by a State Agency. HCD is the certifying agency that evaluates each city's Housing Element.

2014-2021 Housing Element

The 2014-2021 Housing Element was adopted by the City Council in December 2013 and was certified by the State based on the City committing to the adoption of six (6) Zoning Code Amendments. They included the following: 1) adopt Mixed/Multi-Use (MMU) development standards; 2) update the City's Density Bonus provisions; 3) comply with Senate Bill No. 2 to allow efficiency units, emergency shelters, transitional housing and supportive housing; 4) clarify that manufactured housing and mobile homes are permitted uses in residential zones; 5) provide consistency with state definitions related to housing; and 6) revise the Conditional Use Permit (CUP) process. El Monte's 2014-2021 Housing Element RHNA allocation was a total of 2,142 units. A total of 1,382 housing units were constructed from 2014 through 2020, which equals 64.5 percent of the RHNA. See Attachment 6 (Appendix C – Review of Past Accomplishments) for a full summary of the 2014-2021 Housing Element.

2021-2029 Housing Element

The City of El Monte is required to submit a Housing Element adopted by the City Council to HCD by February 12, 2022. To ensure compliance with State law, the City Council authorized a contract with RRM Design Group (including partnerships with Veronica Tam + Associates and Morse Planning Group) on October 20, 2020. Since that time, Staff and the consultant team have been preparing the Housing Element Update for the 2021-2029 planning period. In addition, a detailed Housing Technical Report has been prepared to provide mandated demographics and housing related data. Drafts of both documents were published electronically on September 28, 2021 for a 60-day public review period. The 2021-2029 Housing Element Update will replace the previously adopted/certified Housing Element. Also included as part of the Housing Element Update are focused updates to other General Plan Elements to ensure consistency with State laws and local planning objectives.

Public Health and Safety Element

In addition to the Housing Element Update, the City is completing an update to the Public Health and Safety Element Update. This update is necessary to comply with Senate Bill (SB) 1000, which became effective in 2016. This calls for cities to incorporate Environmental Justice (EJ) policies when two (2) or more elements of a General Plan are updated. In addition, the update is needed to comply with SB 379, which became effective in 2017. This calls for cities to include a climate adaptation update with goals, policies, objectives and implementation measures. The City's Public Health and Safety Element Update incorporates a series of revised and added sections to fully comply with SB 1000 and SB 379. In accordance with California Government Code Section 65302.5(a), the

draft Public Safety Element update was submitted to the California Geological Survey of the Department of Conservation on October 15, 2021 for review to determine if all known seismic and other geologic hazards are addressed.

Recommended Action

To meet the State's deadline, the Planning Commission is requested to review the following and recommend the City Council approve:

1. Resolution No. 3622 (Attachment 1);
2. The draft 2021-2029 Housing Element (GPA No. 01-21) (Attachment 2);
3. The background Housing Technical Report (Attachment 3, with Appendices A through D);
4. The draft Public Health and Safety Element (GPA No. 02-21) (Attachment 8);
5. General Plan Amendments to the Community Design, Land Use and Economic Development Elements (GPA No. 03-21) (Attachment 9); and
6. An addendum to the Comprehensive General Plan and Zoning Code Update Environmental Impact Report (EIR) (Attachment 10).

STATUTORY REQUIREMENTS

New Housing Element Requirements

Recent changes to State law have imposed new requirements for the 2021-2029 Housing Element. This has introduced substantial challenges to the City's ability to identify sites to accommodate the required RHNA allocation. New Housing Element requirements include:

- Higher RHNA Allocations: The City's 2014-2021 Housing Element RHNA allocation was a total of 2,142 units. Comparatively, the 2021-2029 Housing Element RHNA allocation is a total of 8,502 units, nearly four (4) times higher than the previous element's allocation. See Attachment 2 (2021-2029 Housing Element Update), pages H-20 through H-25, for a full summary of the City's RHNA allocation.
- Affirmative Further Fair Housing (AFFH): Assembly Bill (AB) 686, which became effective in 2018, is a statewide framework to Affirmatively Further Fair Housing (AFFH). The objective is to promote inclusive communities, further housing choice and address racial and economic disparities through government programs, policies, and operations. AB 686 defines "affirmatively furthering fair housing" to mean "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities and other protected classes. The bill added an assessment of fair housing to the Housing Element Update, which includes the following components:

a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities; an assessment of contributing factors; and an identification of fair housing goals and actions. See Attachment 7 (Appendix D – Assessment of Fair Housing) for the full AFFH assessment.

- Eligible Lower-Income Sites: There are new regulations on whether a City can reuse sites included in previous Housing Elements. There is also increased scrutiny when using small and/or non-vacant sites to accommodate units for very lower- and low-income households.
- No Net Loss: A 2017 amendment to Government Code Section 65863 (No Net Loss) requires that jurisdictions preserve sufficient and available sites for lower-income housing throughout the RHNA planning period at all times. The City cannot permit the reduction of residential density for any site unless the reduction is consistent with the adopted General Plan, including the Housing Element. Additionally, if the City allows development of any site with less units by income level than identified in the Housing Element for that site, it must determine if the remaining sites identified in the housing element are adequate to meet that need by income level. If sites identified for lower-income housing are developed with less units than identified in the Housing Element or developed for a higher income group, the City shall either identify and rezone adequate substitute sites or demonstrate that the land inventory already contains adequate substitute sites so that there is no net loss of residential unit capacity. Refer to Attachment 2 (2021-2029 Housing Element Update), page H-43, to review Program 4 that addresses no net loss.

Summary of Key Components

In addition, Housing Element law requires that the update process and documentation meet all the following key components:

1. Public Participation

Cities are required to undertake substantial efforts to achieve community engagement of all economic levels of the community, including traditionally underrepresented groups, during the Housing Element adoption process. To satisfy this requirement, Planning Staff solicited input from various stakeholders and the general public to provide recommendations for consideration. In keeping with health and safety during the COVID-19 pandemic, community outreach was conducted using several virtual and digital engagement tools in addition to in-person events. Refer to Attachment 5 (Appendix B – Public Participation) for a full summary of the City's public participation efforts. The bullets below provide a summary of the City's public/community engagement efforts:

- Housing Element Webpage. A Housing Element webpage was included on the City's website and will remain active throughout the 6th Cycle Housing Element period. The webpage provides relevant information about the update process, key

features of the Housing Element, upcoming outreach events and uploads of all reports and presentations.

- Virtual Stakeholder Interviews. On January 26, 2021 and February 2, 2021, virtual stakeholders focus group interviews were conducted that consisted of a total of approximately 25 stakeholder groups (including for-profit and affordable housing developers, nonprofit service providers, schools, churches and other organizations).
- Housing Needs Survey. On February 12, 2021, the City launched an online Housing Needs Survey in English, Spanish and Mandarin on the Housing Element webpage. Hardcopies of the survey were also provided at public facilities including City Hall, the El Monte Library, the Norwood Library and the Jack Crippen Senior Center. The surveys were made available online until July 21, 2021, with a total of 382 English, 59 Spanish, and 13 Mandarin responses. In addition, staff attended City events to promote the survey, such as the weekly Main Street Farmers' Market.
- Planning Commission Study Sessions. Two (2) Planning Commission Study Sessions were conducted on May 11, 2021 and September 14, 2021. There were no public comments made at the conclusion of both study sessions.
- City Council Ad Hoc Meetings. Two (2) City Council Ad Hoc meetings were conducted on June 7, 2021 and September 20, 2021. The Ad Hoc Committee expressed support for the Housing Element's overall approach at both meetings.
- Community Workshops. On June 16, 2021, a Virtual Community Workshop was hosted by Staff that consisted of 25 participants; and on July 7, 2021, an in-person Community Workshop was hosted by Staff that consisted of six (6) participants. Sli.do polling questions (translated in Spanish and Mandarin) were utilized for both workshops and included to the City's website for two (2) weeks after the July 7th workshop.
- Public Review Draft. On September 28, 2021, the Public Review Draft was published online and hardcopies were made available at City facilities for a 60-day review period. A Notice of Availability (NOI) was also distributed to local and regional stakeholders and organizations. On October 12, 2021, the Public Review Draft was forwarded to HCD for their review.

Throughout the public participation/civic engagement process, the City proactively solicited input and feedback on proposed goal, policies, and programs. In addition, the City worked with community members to identify sites that could be developed with housing. Table 1 on the following page provides a summary of common themes provided by the public and how they have been incorporated in the Housing Element Update:

Table 1 – Summary of Community Input	
Community Input – Key Themes	Where Addressed in the Housing Element Update
Provide and maintain quality housing opportunities	<ul style="list-style-type: none"> • Housing Element – Goal 1, Programs 1, 2, 3, 7, 16, 17, 19 and 20. • Technical Report – Housing Resources and Financial/Administrative Resources.
Address housing affordability for both rental and ownership conditions	<ul style="list-style-type: none"> • Housing Element – Housing Context, El Monte’s Housing, Goal 3, Programs 17 through 25. • Technical Report – Housing Context.
Evaluate parking, open space, lot size, and density standards to provide flexibility with projects	<ul style="list-style-type: none"> • Housing Element – Programs 5, 6, 7, 8 and 11. • Technical Report - Constraints Analysis and Housing Resources.
Encourage diverse and innovative housing types	<ul style="list-style-type: none"> • Housing Element – Diversity of Housing Types and Prices, Goal 3, Programs 1, 2, 5, 6 and 12. • Technical Report – Housing Resources and Appendix A - Sites Inventory.
Foster partnerships with service organizations	<ul style="list-style-type: none"> • Housing Element – Goals 1 and 3, Programs 20, 21, 24 and 25. • Technical Report – Housing Context and Housing resources.
Support housing rehabilitation and improving neighborhood conditions	<ul style="list-style-type: none"> • Housing Element – Goal 1, Programs 16, 17, 19 and 20. • Technical Report – Housing Constraints and Housing Resources
Provide and maintain quality housing opportunities	<ul style="list-style-type: none"> • Housing Element – Goal 1, Programs 1, 2, 3, 7, 16, 17, 19 and 20. • Technical Report – Housing Resources and Financial/Administrative Resources.
Consider adoption of an Inclusionary Housing Ordinance	<ul style="list-style-type: none"> • Housing Element – Goal 3, Program 12.
Streamline housing development process through communication and policy refinements	<ul style="list-style-type: none"> • Housing Element - Programs 5, 6, 7, 8, 11 and 26. • Technical Report – Housing Constraints and Housing Resources.
Locate new housing opportunities along major corridors and areas of transition such as Garvey Avenue, Five-Points Area, Flair Park, Durfee Avenue and the Downtown	<ul style="list-style-type: none"> • Housing Element – Accommodating New Housing, Goal 2, Programs 1, 2 and 3. • Technical Report – Housing Resources and Appendix A – Sites Inventory.
Provide resources and strategies for homeless persons	<ul style="list-style-type: none"> • Housing Element – Housing Context, Special Housing Needs, Goal 4, Programs 27 through 30. • Technical Report – Housing Context and Housing Resources
Continue to promote construction of ADUs	<ul style="list-style-type: none"> • Housing Element – Accommodating New Housing, Goal 2, Program 9. • Technical Report – Housing Resources.

Table 1 – Summary of Community Input (continued)	
Community Input – Key Themes	Where Addressed in the Housing Element Update
Further efforts to promote fair housing	<ul style="list-style-type: none"> • Housing Element – Introduction, Related Plans and Programs, El Monte Speaks, Goal 4, Programs 24, 34, 35, 36 and 37. • Technical Report – Housing Context, Housing Resources, Appendix D – Affirmatively Furthering Fair Housing (AFFH) Analysis.
Consider housing in coordination with religious institutions	<ul style="list-style-type: none"> • Housing Element - Goal 2, Program 14. • Technical Report – Housing Resources

2. Housing Needs Assessment and the RHNA

The Housing Element Update must include an analysis of current and projected housing needs in El Monte. Goals, policies and programs are based on such an assessment. Detailed data on household characteristics, housing stock conditions and demographic and employment trends is also required. Other data requirements include updated demographic information such as: 1) the total population; 2) the number of households overpaying for housing; 3) the number of households living in overcrowded conditions; and 4) special housing needs. It must also include the number of housing units that need rehabilitation, as well as assist affordable units “at risk” of converting to market rate.

The Housing Element Update must also discuss the City’s fair share of the RHNA established by SCAG. The RHNA allocation establishes the number of new units anticipated to be needed (by income category) to accommodate the expected population growth over the planning period. State law requires that cities incorporate this allocation into their Housing Element Update and plan accordingly. The Housing Element Update identifies the City’s RHNA, sets forth housing goals, policies, and programs and plans housing production for all household types and income categories, including seniors, large households, persons with disabilities and the workforce. Most importantly, the Update must demonstrate that a city can accommodate its RHNA over the next eight (8) year planning period. Table 2 below provides a summary of the El Monte’s RHNA and its breakdown by income category:

Table 2 – 2021-2029 RNHA Allocation by Income Level	
Income Category (based on AMI – Area Median Income for LA County)	RHNA
Extremely-Low / Very-Low (0% to 50% AMI)	1,797
Low (51% to 80% AMI)	853
Moderate (81% to 120% AMI)	1,233
Above Moderate (over 120% AMI)	4,619
Total Units	8,502

3. Housing Constraints

State law requires cities to identify governmental constraints to the production of housing such as land use regulations, housing policies, fees, zoning and other factors that influence the price and availability of housing opportunities. Specifically, the Housing Element Update must analyze land use controls, fees and exactions, on- and off-site improvement requirements, building codes and their enforcement, permit and processing procedures, and potential constraints on the developments or improvements of housing for persons with disabilities. The Housing Element Update generally finds that El Monte’s land use controls do not create unnecessary constraints to housing development. Furthermore, non-governmental constraints must also be analyzed, including the availability and cost of land, as well as construction. These constraints are often out of the City’s control and can result in housing that is not affordable to low- and moderate-income households.

4. Housing Resources

Housing Resources refer to land, financial and administrative resources that are available to assist the City in meeting its housing needs. The City presently is predominantly built out and lacks vacant land for new housing. Thus, the City must identify underutilized parcels (residential or nonresidential) that have or will have land use designations, zoning, appropriate development standards, services and public facilities in place to facilitate the construction of new housing. The Housing Element Update identifies several areas to accommodate the projected housing needs. The following areas are considered the most significant: 1) Downtown; 2) Garvey Corridor; 3) Gateway; and 4) Five-Points.

5. Goals, Policies and Objectives

The Housing Element Update includes three (3) goals and 30 policies, as outlined in the summary below. Refer to Attachment 2 (2021-2029 Housing Element Update), pages H-19 through H-35, to review all the proposed policies.

Goal #1 – Sustainable neighborhoods evidenced by quality housing, conditions, ample community services, exemplary public safety and security, quality public facilities and infrastructure and civic pride. Recommended policies include the following:

- Support housing rehabilitation;
- Conduct proactive code enforcement;
- Require adequate provisions of public services and facilities, infrastructure, parks and open space;
- Encourage active residents involvement in neighborhood planning;
- Require that all housing, either new or rehabilitated, is of exemplary design and construction quality;
- Strengthen a neighborhood’s fabric through parks and recreation services, cultural and historic features, public art and neighborhood events; and

- Ensure that new multiple-family residential development is complementary to single-family residential neighborhoods.

Goal #2 – Adequate sites for new housing that create a vibrant downtown, revitalize transportation corridors with quality housing, and motivate reinvestment and revitalization in neighborhoods. Recommended policies include the following:

- Provide adequate sites through land use, zoning and specific plan designations to allow single-family homes, multi-family house, Accessory Dwelling Units (ADUs), urban housing, mixed-use housing, mobile homes and special needs housing;
- Direct the production of new quality housing in the Downtown Core;
- Continue to implement the development envisioned in the Gateway Specific Plan;
- Provide zoning designations necessary to develop urban housing at higher densities along Garvey Avenue and the Five-Points Area;
- Direct the production of quality mixed/multiuse projects along Durfee Avenue and Peck Road;
- Provide opportunities for work-live and live-work housing in the Downtown Core, along major corridors and within Flair Park; and
- Support the development of Transit-Oriented Development (TOD) Housing, which contains a variety of mixed-use projects vertically or horizontally.

Goal #3 – A diversity of quality housing types and prices that meet the needs of residents, support the economic development and revitalization and provide opportunities for residents of all ages and income levels. Recommended policies include the following:

- Continue to support the provision of rental assistance to lower income individuals and families;
- Improve homeownership opportunities for El Monte residents and workforce by offering financial assistance, low-interest loans and educational resources;
- Adopt an Inclusionary Housing Ordinance;
- Support collaborative partnerships with nonprofit organizations, affordable housing developers, major employers and other;
- Support the production of varied housing types, including single-family townhomes, apartments and special needs housing;
- Permit and encouraging the construction of innovative housing types, such as tiny, shipping container, modular, earth green roof and wood pallet houses; and
- Provide zoning, development standards and appropriate regulatory incentives to facilitate housing for different lifestyle needs.

6. Programs

The Housing Element Update also includes 37 programs, with many of them outlined in the summary below. Refer to Attachment 2 (2021-2029 Housing Element Update), pages H-42 through H-55, to review all the proposed programs.

Special Planning Areas/Adequate Sites and No Net Loss

- Program 1 – Develop a Garvey and Five-Points Plan for high density housing;

- Program 2 – Develop a Flair Park Flex Plan for work-live housing;
- Program 3 – Implement the Durfee Avenue and Peck Road corridors plan, the Downtown Main Street Specific Plan and the Gateway Specific Plan; and
- Program 4 – Ensure the City maintains compliance with SB 166 (No Let Loss).

Zoning Toolbox and Permitting Process

- Program 5 – Complete the Comprehensive Zoning Code Updates;
- Program 7 – Develop Objective Design Standards;
- Program 12 – Adopt an Inclusionary Housing Ordinance;
- Program 13 – Permit and encourage the construction of innovative housing types such as tiny, shipping container, modular, earth green roof and wood pallet houses; and
- Program 14 – Create a Religious Facilities Overlay Zone to allow the development of housing on properties developed with religious institutions.

Housing Rehabilitation, Preservation and Affordable Housing Programs

- Program 16 – Complete residential community cleanups;
- Programs 17 and 18 – Continue to provide housing rehabilitation and utility assistance programs;
- Program 22 – Offer financial assistance, when funding sources are available, to make feasible the construction of affordable residential projects; and
- Program 24 – Support the housing choice voucher program administered by the Baldwin Park Housing Authority.

Special Needs Housing

- Program 27 – Emergency Shelters: Complete Phase A of the Valley/Baldwin Homekey Project (with 40 rooms);
- Program 28 – Transitional Housing: Complete Phase B of the Valley/Baldwin Homekey Project (with 90 rooms); and
- Program 29 – Work with the Veterans of America (VOA) and other groups to provide street outreach, rapid re-housing and homelessness prevention assistance.

Fair Housing

- Program 34 – Fully resume the “One Stop Housing Clinics” and work with the VOA, Housing Rights Center (HRC) and Neighborhood Legal Services of Los Angeles (NLSLA).

7. Site/Land Inventory Analysis

State Housing Element law requires cities to create an inventory of land suitable for residential development that will allow for (and facilitate production of) the City’s RHNA. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify “adequate sites.” Under state law “adequate sites” are those with appropriate zoning and development standards, with services and facilities needed to facilitate and encourage the development of a variety of housing for all income levels. Adequate sites may include vacant land and/or improved

non-residential sites that are likely to be redeveloped to residential uses. The City has identified a sufficient number of adequate sites to meet its RHNA.

Another required component of the Housing Element is the quantified objectives for the maximum number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period. Staff has identified the City’s housing needs, surveyed developable parcels, identified financial resources, analyzed constraints, and assessed appropriate programs and policies. As a result of this analysis, an estimate was made of the maximum number of units that can reasonably be expected to be developed by the private sector. It is important to note that quantified objectives need not equal the RHNA allocation. The sites inventory analysis identified an overall potential capacity of 8,817 housing units that can be accommodated on vacant and/or redeveloped residential sites. This is slightly higher than the City’s RHNA allocation of 8,502 housing units.

Table 3 below shows El Monte’s RHNA allocation of housing units broken down by income category for the 2021-2029 planning period. If a city cannot demonstrate that the existing zoning and General Plan designations can accommodate its RHNA allocation, the City is required to re-zone land and/or implement programs in order to have sufficient capacity. In order to achieve some of the projections listed Table 3, some areas of the City will need to be up-zoned. These programs (i.e. implementation measures) are discussed in detail on pages 14 and 15 of this staff report. See Attachment 4 (Appendix A – Sites Inventory) for a full summary of the City’s sites inventory analysis.

Table 3 – 2021-2029 Housing Projections by Area and Income					
	Income Level			Total Units	Acres
	Low	Moderate	Above Moderate		
Flair Park	--	--	475	475	48.5
Gateway	349	--	841	1,190	31.1
Downtown	687	592	498	1,777	47.6
Garvey Corridor	385	412	548	1,345	46.0
Five Points	401	333	366	1,100	32.2
Peck Corridor	--	--	668	668	32.4
Ramona Corridor	39	--	234	273	15.3
Multi-family Specific Sites	--	--	473	473	22.9
Religious Facilities	508	--	298	806	31.4
Single-family	--	--	88	88	141.5
Accessory Dwelling Units (ADUs)	272	8	120	400	N/A
TOTAL:	2,829	1,369	4,619	8,817	473.3

RISKS OF NONCERTIFICATION

Upon approval by the Planning Commission, the 2021-2029 Housing Element will be forwarded to the City Council for approval. Once approved by the City Council, it will be forwarded to HCD for certification.

Because housing needs are recognized as a matter of statewide concern, the State, through HCD, must certify the compliance of every jurisdiction’s Housing Element upon adoption. A noncompliant Housing Element can result in significant consequences including loss of several state funding sources, reduced local zoning control and more abbreviated timelines for rezoning and future Housing Element updates. State housing element laws have been greatly strengthened in recent years. This includes referring jurisdictions to the Office of the Attorney’s General. The Court can fine a city up to \$100,000 per month for the first three (3) months, \$300,000 per month for the next three (3) to six (6) months, and up to \$600,000 per month after that. Cities can also lose their ability to issue any buildings. Finally, the City’s RHNA can be rolled over to the next Housing Element cycle.

GENERAL PLAN AMENDMENT (GPA) NO. 03-21

As part of the Housing Element update, several other General Plan Elements also require updates. These are focused on the following three (3) elements: Community Design; Land Use; and Economic Development. Minor changes were also made to the Circulation Element. Table 4 below summarizes the main revisions. Refer to Attachment 9 (Draft Other General Plan Updates) for the full list of revisions.

Table 4 – Other General Plan Element Changes	
Element 2) Community Design:	
<p><i>Downtown:</i></p> <ul style="list-style-type: none"> Discusses the need to establish a Specific Plan for the downtown area. Identifies residential density up to 25 units per acre. 	<ul style="list-style-type: none"> The Downtown Main Street Transit-Oriented Specific Plan was adopted in 2017 allows up to 2,200 residential units. It also includes residential densities up to 80 units per acres.
<p><i>Flair Park:</i></p> <ul style="list-style-type: none"> The vision for Flair Park calls for it to be a center for finance and professional office, with an emphasis on trade with the Pacific Rim. Housing is not included in the vision. 	<ul style="list-style-type: none"> Refines the vision. While financial and professional office may remain the focus of properties adjacent to Interstate 10, other uses away from the freeway may include research/ development, creative/ incubator space, educational facilities and work-live housing.
<p><i>Community Retail Centers:</i></p> <ul style="list-style-type: none"> The vision includes Regional/ Community Retail, Neighborhood Retail and Multiuse Centers. Identified corridors for Multiuse Centers include Garvey 	<ul style="list-style-type: none"> Refines the vision. Regional/Community Retail and Neighborhood Retail, and Multiuse Centers will remain unchanged. However, Garvey Avenue (along with the Five-Points

Table 4 – Other General Plan Element Changes (continued)

Table 4 – Other General Plan Element Changes (continued)	
Element 2) Community Design:	
Avenue, Durfee Avenue and Peck Road, with residential densities ranging from 25 to 35 units per acre.	area) will be transformed into an Urban Corridor with residential densities up to 50 units per acre.
Element 3) Land Use:	
<i>Redevelopment:</i> <ul style="list-style-type: none"> Discusses the role of the City's Redevelopment Agency in revitalizing areas. 	<ul style="list-style-type: none"> Since redevelopment agencies were dissolved in California in 2012, such references in the Land Use Element were removed. This was also done in the Economic Development Element.
<i>Land Use Designations:</i> <ul style="list-style-type: none"> Commercial, Industrial (Industrial/Business Park) and Downtown Core land use designations. Mixed-use and Professional Office land use designations. The Mixed-use designation is for the Garvey Avenue, Durfee Avenue and Peck Road Corridors. The Mixed-use designation identifies residential densities ranging from 25 to 35 units per acre. The Office Park designation is for Flair Park and does not include any housing uses. 	<p>No content changes to Commercial or Industrial (Industrial/Business Park) designations. However, the Downtown Core designation was updated to include the adoption of the Specific Plan and the new maximum density permitted.</p> <ul style="list-style-type: none"> The Mixed-use and Professional Office land use designations were replaced with three (3) new Multiuse designations. This includes the Mixed/Multiuse (for Durfee Avenue and Peck Road), Urban/Multiuse (for Garvey Avenue and Five-Points) and Office/Multiuse (for Flair Park) designation. Each will include housing at different intensity levels. The above has also been incorporated in the General Plan Buildout Estimates and the General Plan Land Use Plan (Map).
<i>Auto District:</i> <ul style="list-style-type: none"> The Auto District is mainly located where Peck Road, Valley Boulevard and Interstate 10 intersect. The vision includes expanding the District to the east to include the Five-Points area. 	<ul style="list-style-type: none"> Over the past decade, several of the City's dealerships have closed, making expanding the District to the east unlikely. The update removes the expansion. Instead, the Five-Points area will be transformed into an urban corridor with residential densities up to 50 units per acre.
Element 7) Economic Development:	
<i>Focus Areas:</i> <ul style="list-style-type: none"> Downtown El Monte, El Monte Gateway, Flair Park, Major Corridors (Garvey and Five-Points) and Flair Park. All include outdated information as outlined in the previous bullets. 	<ul style="list-style-type: none"> All focus areas are updated to include the information as outlined under Community Design and Land Use.

IMPLEMENTATION MEASURES AND DEADLINES

The State requires all implementation measures to be fully adopted within two (2) years of the Housing Element's certification. Therefore, the measures will need to be in place by early 2024. City staff has identified six (6) significant programs that will need to be implemented within the stated deadline (with five (5) of them included in the Housing Element Update and a sixth to be added in response to HCD's response letter). Combined, they will monopolize the Planning Division's workload over the next several years. They include the following:

Program 1 – Develop a Garvey Avenue and Five-Points Plan for High Density Housing

- Allow densities of up to 50 units per acre and building heights of up to five (5) or six (6) stories.
- Allow multiple-family residential projects be approved by-right (no Conditional Use Permits);
- Incorporate minimum densities for residential-only projects and mixed-use projects with housing;
- Reduce parking, reduce open space and increase the allotted floor area for residential projects at higher densities; and
- Incorporate incentives for developers to construct projects at higher densities.

Program 2 – Flair Park Flex Housing

- Create development standards for the Office Professional (OP) zone that allow for the development of work-live and mixed-use projects with housing up to 14 units per acre. This will complement the existing mix of office, tech and incubator creative space; and
- Focus housing units away from the I-10 freeway.

Program 5 – Comprehensive Zoning Code Updates

- As part of the Update, incorporate development standards, policies and incentives to encourage the construction of residential projects. This includes: allowing multiple-family residential projects to be approved by-right; creating a Planned Residential Development (PRD) Chapter to allow for the flexible use of zoning standards; incorporating minimum densities, reduce parking and open space requirements for projects developments constructed at higher densities; and establishing a floor area ratio (FAR) bonus for certain multiple-family projects;
- Review the Density Bonus Chapter to ensure full compliance with State law;
- Incorporate objective design standards from the City's existing Comprehensive Design Guidelines; and
- Incorporate recent State laws including SB 9 (Urban Dwelling and Urban Lot Splits), AB 101 (Low Barrier Navigation Center), AB 139 (Emergency and Transitional Housing), AB 2162 (Supportive Housing) and AB 1783 (Employee and Group Housing).

Program 12 – Inclusionary Housing Ordinance

- Include incentives to encourage the on-site construction of affordable units at various income levels;

- Incorporate a sliding scale, where developers can construct a lower number of very low or lower-income units to comply, versus a higher number of moderate-income units;
- Establish clear development standards; and
- Provide alternative methods of compliance such as in-lieu fees, off-site construction and land donation.

Program 14 – Religious Facilities Housing Program

- Create zoning standards to allow the development of primarily affordable housing on properties developed with religious facilities; and
- Allow the sharing of parking, open space and other amenities between the religious facility and the residential units.

New Program – MacLaren Project

- Work with the County of Los Angeles and surrounding neighborhood to develop a Specific Plan to allow the development of up to 380 affordable housing units.

HCD RESPONSE LETTER

On December 10, 2021, HCD issued a letter finding that while the “draft Housing Element addresses many statutory requirements, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Government Code).” Based on HCD’s comments, Staff and the consultant team have prepared a draft matrix summarizing HCD’s comments how each of the comments will be addressed for the final Housing Element. The bullets below provide a summary of key areas the City will need to provide additional information or clarity in the Housing Element. Refer to Attachment 11 (HCD Response Letter) and Attachment 12 (Draft City Matrix to Address the HCD Response Letter). State law requires the City Council to consider HCD’s comments and make appropriate findings as part of the Housing Element adoption process. City staff will then forward the final matrix and Housing Element to the HCD for their final review.

- Provide additional information on concentrated areas of poverty;
- Provide additional SCAG pre-certified data related to cost burden conditions on a regional level;
- Provide additional data on demographic trends, changes in land use patterns and economic development programs;
- Include goals and actions to address any segregation patterns in the City;
- Provide information on specific projects currently underway to develop housing for very-low or lower income households. Add the MacLaren Project as a new program;
- Provide a detailed vision for the Religious Facilities Affordable Housing Program that identifies how –in addition to construct affordable housing—it will foster fellowship, volunteerism, donations, fundraising and the like;
- Provide examples of several recently completed multiple-family developments that have been constructed on non-vacant sites;

- Provide a more detailed list of all items that will be included as part of the Comprehensive Zoning Code Updates. This includes adding new uses, confirming compliance with various State bills and removing certain development constraints;
- Provide updated information on fees, as the City's new fee schedule will be effective on January 1, 2022;
- Provide additional research on nongovernmental constraints, and identify programs that may assist in mitigating such constraints; and
- Provide additional requested information on Programs 1 (Garvey Avenue and Five-Points High Density Housing), 2 (Flair Park Flex Housing) and 14 (Religious Facilities Program).

ENVIRONMENTAL REVIEW

There are no new significant environmental impacts or previously identified significant impacts made more severe by project modifications, new circumstances, or new information associated with the Project. Therefore, the City determined that an Addendum to the City of El Monte General Plan and Zoning Code Update Final Environmental Impact Report is the appropriate California Environmental Quality Act (CEQA) document to address project modifications in accordance with CEQA Guidelines Section 15164. CEQA Guidelines Section 15164(c) provides that an addendum need not be circulated for public review. Refer to Attachment 10 (Addendum to the General Plan and Zoning Code Update Environmental Impact Report) to review the full environmental document.

PUBLIC NOTICE PROCESS

Pursuant to California Government Code Section 65091, the public hearing notice (see Attachment 13) for this project was published in the El Monte Examiner on December 9, 2021. A copy of the Proof of Publication and Affidavit of Mailing are on file in the Planning Division.

CONCLUSION

Staff and the consultant team have prepared documents to achieve a draft 2021-2029 Housing Element that meets the State's statutory requirements (subject to further refinement based on HCD's response letter). Staff recommends the Planning Commission recommend the City Council approve General Plan Amendment Nos. 01-21 (Draft 2021-2029 Housing Element, Draft Technical Background Report and Appendices A through D), 02-21 (Draft Health and Safety Element) and 03-21 (Draft Other General Plan Element Updates) and adopt the Addendum to the Comprehensive General Plan and Zoning Code Update Final EIR.

ATTACHMENTS

1. Resolution No. 3622
2. Draft 2021-2029 Housing Element (GPA No. 01-21);
3. Draft Technical Background Report;
4. Sites Inventory (Appendix A);
5. Public Participation (Appendix B);
6. Review of Past Accomplishment (Appendix C);
7. Assessment of Fair Housing (Appendix D);
8. Draft Health and Safety Element (GPA No. 02-21);
9. Draft Other General Plan Element Updates (GPA No. 03-21);
10. Addendum to the General Plan and Zoning Code Update EIR;
11. HCD Response Letter;
12. Draft City Matrix to Address the HCD Response Letter; and
13. Public Hearing Notice