

RESOLUTION NO. 3622

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT NOS. 01-21, 02-21, & 03-21 AND ADOPTION OF AN ADDENDUM TO THE CITY'S GENERAL PLAN AND ZONING CODE UPDATE FINAL ENVIRONMENTAL IMPACT REPORT (EIR) TO APPROVE THE 2021-2029 HOUSING ELEMENT UPDATE TO BE SUBMITTED TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) FOR STATE CERTIFICATION.

WHEREAS, the City of El Monte (the "City") has an adopted General Plan, which includes all of the state mandated elements; and

WHEREAS, the State of California Government Code Section 65588 requires the review and adoption of a Housing Element that may be updated according to the Southern California Association of Governments Regional Housing Needs Assessment ("RHNA") planning cycle; and

WHEREAS, based on age and condition of non-residential structures on nonvacant sites, as well as the likelihood of commercial uses on nonvacant sites converting to mixed-use residential developments due to the continued decline of retail-only uses specifically within the existing Mixed/Multi-Use (MMU), Downtown Specific Plan, Gateway Specific Plan, Flair Park, and Five Points areas, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be integrated with new residential uses or discontinued during the planning period, and therefore are not considered significant impediments to additional residential development during the period covered by the housing element; and

WHEREAS, the State of California Government Code Section 65583(c)(9) requires that local jurisdictions make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort, the City launched a multi-lingual online housing needs survey, conducted virtual stakeholder interviews on January 26, 2021 and February 2, 2021, held two (2) Planning Commission study sessions on May 11, 2021 and September 14, 2021, held two (2) City Council Ad Hoc meetings on June 7, 2021 and September 20, 2021, and held one (1) virtual community workshop on June 16, 2021 and one (1) in-person community workshop on July 7, 2021. Issues raised during these public participation events were addressed in the 2021-2029 Housing Element and Public Safety Element Update; and

WHEREAS, draft Housing Element was advertised for a 60-day public review period from September 28, 2021 to November 27, 2021 in compliance with State of California Government Code Section 65583; and

WHEREAS, on October 15, 2021, the draft Public Safety Element Update with Environmental Justice policies was submitted to the California Geological Survey of the Department of Conservation for review to determine if all known seismic and other geologic hazards are addressed, pursuant to California Government Code Section 65302.5(a); and

WHEREAS, on December 10, 2021, per Government Code Section 65585(b), a response/comment letter from the State Department of Housing and Community Development (“HCD”) was received by Staff for the review of the draft 2021-2029 Housing Element and the document will be revised to comply with State housing element law (Article 10.6 of the Government Code); and

WHEREAS, this Planning Commission acknowledges that Housing Element comments provided by HCD will be considered and incorporated as appropriate prior to final adoption of the 2021-2029 Housing Element by City Council, in compliance with State law; and

WHEREAS, this Planning Commission recommends that the City Council duly authorize the City Manager or Community and Economic Development Director to make iterative changes to the Housing Element in response to comments from HCD to support State certification of the 2021-2029 Housing Element; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Program Environmental Impact Report (EIR) (SCH No. 2008071012) for the El Monte General Plan Update was prepared and certified by the City of El Monte in May 2011; and

WHEREAS, the City of El Monte acting as a lead agency has completed an environmental analysis and determined that 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 has determined that an Addendum to the El Monte General Plan Update Final Environmental Impact Report (EIR) is the appropriate 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; and

WHEREAS, copies of the environmental document and 2021-2029 Housing Element, Public Safety Element, and Environmental Justice policies were made available for public inspection at the Planning Division at El Monte City Hall West, 11333 Valley Boulevard, El Monte, California 91731; and

WHEREAS, on December 9, 2021, a public notice was published in the El Monte Examiner, specifying the date, time, and location of the public hearing to consider the

recommendation that the City Council adopt the City of El Monte 2021-2029 Housing Element, Public Safety Element Update with Environmental Justice policies, Addendum to the El Monte General Plan Update Final EIR and recommending City Council submit the 2021-2029 Housing Element to the HCD for State certification, and

WHEREAS, the City of El Monte City Clerk's Office shall serve as the custodian of the EIR document, Addendum, and all appendices, supporting studies, figures, and related documents which constitute the record of proceedings and are available for review at El Monte City Hall West, Planning Division, located at 11333 Valley Boulevard, El Monte, California 91731; and

WHEREAS, the El Monte Planning Commission has sufficiently considered all testimony presented to them in order to make the following determination.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of El Monte hereby finds, determines, resolves, and orders as follows:

SECTION 1 - That the Planning Commission adopt a resolution approving the City of El Monte 2021-2029 Housing Element, Public Safety Element Update with Environmental Justice policies, and Addendum to the El Monte General Plan Update Final EIR.

SECTION 2 - That the Planning Commission adopt Resolution No. 3622 recommending the City Council to adopt the El Monte 2021-2029 Housing Element, Public Safety Element Update with Environmental Justice policies, and approve the Addendum to the El Monte General Plan Update Final EIR and submit the 2021-2029 Housing Element to HCD for State certification.

SECTION 3 – That the Secretary of the Planning Commission of the City of El Monte, California, shall certify to the adoption of this resolution.

Rafael Gonzalez, Chairperson

ATTEST:

Jason C. Mikaelian, AICP, Secretary
El Monte City Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF EL MONTE)

I, Jason C. Mikaelian, AICP, Secretary of the Planning Commission of the City of El Monte, do hereby certify that the above and foregoing is a full, true, and correct copy of Resolution No. 3622 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on December 21, 2021, by the following votes to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Jason C. Mikaelian AICP, Secretary
El Monte City Planning Commission