



# CITY OF EL MONTE

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
CITY COUNCIL AGENDA REPORT

CITY COUNCIL MEETING OF FEBRUARY 1, 2022

January 25, 2022

The Honorable Mayor and City Council  
City of El Monte  
11333 Valley Boulevard  
El Monte, CA 91731

Dear Mayor and City Council:

**A PUBLIC HEARING TO CONSIDER AND APPROVE GENERAL PLAN AMENDMENT (GPA) NO. 01-21 FOR THE 2021-2029 HOUSING ELEMENT UPDATE, GPA NO. 02-21 FOR THE PUBLIC HEALTH AND SAFETY ELEMENT UPDATE AND GPA NO. 03-21 FOR OTHER ELEMENT UPDATES AND TO ADOPT AN ADDENDUM TO THE COMPREHENSIVE GENERAL PLAN AND ZONING CODE UPDATE FINAL ENVIRONMENTAL IMPACT REPORT (EIR)**

**IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Open the public hearing;
2. Receive presentation from staff;
3. Pose questions to staff;
4. Allow members of the public to offer comment;
5. Pose follow up questions to staff;
6. Close the public hearing; and
7. Approve the proposed Resolution and addendum by no less than three (3) votes (Attachment 1 – Draft City Council Resolution).

**BACKGROUND**

All California cities are mandated by State Law to prepare a Housing Element Update every eight (8) years. This update for the City of El Monte (the “City”) covers the housing planning period between 2021 and 2029, often referred to as the 6<sup>th</sup> 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 for the 6<sup>th</sup> Cycle. 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 6<sup>th</sup> Cycle's RHNA allocation is significantly higher than the previous 5<sup>th</sup> Cycle RHNA allocation, which was a total of 2,152 units.

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, with a deadline City adoption of February 12, 2022. The Housing Element Update provides the capacity needed to accommodate the RHNA for the 6<sup>th</sup> Cycle planning period. It also includes policies and programs to facilitate the construction of housing and reduce barriers to construct affordable housing. However, it is important to note the Housing Element does not require or propose the actual construction of housing.

To meet the State's deadline, the City Council is requested to approve the following:

- General Plan Amendment (GPA) No. 01-21 – for the 2021-2029 Housing Element (Attachment 2), Final Technical Background Report (Attachment 3) and Appendices A through D (Attachments 4 through 7 – Sites Inventory, Public Participation, Review of Past Accomplishments, and Assessment of Fair Housing, respectively);
- GPA No. 02-21 – for the Public Health and Safety Element Update (Attachment 8);
- GPA No. 03-21 – for other General Plan Element updates (Attachment 9); and
- Adopt an addendum to the Comprehensive General Plan and Zoning Code Update Final Environmental Impact Report (EIR) (Attachment 10).

On December 21, 2021, the Planning Commission approved Resolution No. 3622, recommending the City Council approve the updates and all associated documents.

### ***2021-2029 Housing Element Update***

On October 20, 2020, the City Council authorized a contract with RRM Design Group (including partnerships with Veronica Tam + Associates and Morse Planning Group). Since that time, staff and the consultant team have been preparing the 2021-2029 Housing Element Update and a detailed Housing Technical Report to provide mandated demographics and housing related data. Drafts of both documents were published electronically on September 28, 2021 for a 30-day public review period.

### ***Public Health and Safety Element Update***

In addition to the Housing Element Update, the City is completing a focused update to the Public Health and Safety Element. The update is needed to comply with Senate Bill (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 Element Update incorporates a series of revised and added sections to fully comply with SB 379. In accordance with California Government Code Section 65302.5(a), the draft 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. No comments have been received by the City as

a result of this review.

***Other General Plan Element Updates***

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. This includes updates to the Community Design, Land Use, Economic Development and Circulation Elements.

**HCD RESPONSE LETTER**

On December 10, 2021, HCD issued a letter finding that while the “draft Housing Element addressed 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 prepared a matrix summarizing HCD’s comments and how each of the comments were addressed for the final Housing Element. 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 HCD for their final review (Attachment 11 – HCD Response Letter and Attachment 12 – City Matrix).

The bullets below provide a summary of additional information staff provided in the final Housing Element, to address HCD’s comments:

- Provided information on concentrated areas of poverty;
- Incorporated SCAG pre-certified data related to cost burden conditions on a regional level;
- Included goals and actions to address any segregation patterns in the City;
- Provided information on specific projects currently underway to develop housing for very-low or lower income households;
- Outlined a detailed vision for the Religious Facilities Affordable Housing Program to facilitate the development of affordable housing;
- Provided examples of several recently completed multiple-family developments that have been constructed on non-vacant sites;
- Listed all items related to housing 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; and
- Conducted additional research on nongovernmental constraints and identify programs that may assist in mitigating such constraints.

**PLANNING COMMISSION MEETING**

On December 21, 2021, the Planning Commission approved Resolution No. 3622 recommending the City Council approve the 2021-2029 Housing Element Update, Public Safety Element Update and all related attachments (Attachment 13 – Planning Commission Resolution). At the meeting, the Commissioners specifically discussed Environmental Justice (EJ) and wanted to know how the Element Updates address the

issue.

According to the US Environmental Protection Agency (EPA), EJ is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation and enforcement of environmental laws, regulations and polices. In addition, fair treatment is defined as a means where no group of people should bear a disproportionate share of negative environmental consequences resulting from industrial, governmental, and commercial operations or polices.

Staff finds the Housing Element Update is aligned with EJ values, as various programs and policies are provided that facilitate fair housing (e.g., affordable and sustainable housing) along with community services (e.g., free legal counseling and neighborhood clean-up programs) that strive to champion social equity and EJ for disadvantaged groups. This is discussed in greater detail below, under Affirmative Further Fair Housing (AFFH). In addition, the Public Health and Safety Element Update includes new goals and policies to combat climate change and safeguard at-risk neighborhoods.

## **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. Refer to 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 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. Refer to 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 for very-low and low-income households.
- No Net Loss: Per Government Code Section 65863 (No Net Loss), 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 to meet the City's RHNA obligations. 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**

Housing Element law requires that the 2021-2029 Housing Element 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 6<sup>th</sup> 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 453 surveys submitted. In addition, staff attended City events to promote the survey, such as the weekly Main Street Farmers' Market.
- Planning Commission Study Sessions. 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. 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.
- Public Review Draft. On September 28, 2021, the Public Review Draft was published online and hardcopies were made available at City facilities. The Public Review Draft was made publicly available for more than the required 30-day review period, remaining accessible for comment until February 1, 2022. 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.
- Public Hearing. On December 21, 2021, a public hearing was held and the Planning Commission recommended that the City Council approve GPA Nos. 01-21, 02-21, and 03-21 and adopt an Addendum to the Comprehensive General Plan and Zoning Code Update Final EIR.

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. Attachment 5 provides a summary of the common themes/comments provided by the public and how they have been incorporated in the Housing Element Update.

## **2. Housing Needs Assessment and the RHNA**

The Housing Element Update must 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 1 on the following page provides a summary of the El Monte's RHNA and its breakdown by income category.

<b>Table 1 – 2021-2029 RNHA Allocation by Income Level</b>	
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. 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 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; and
- Require that all housing, either new or rehabilitated, is of exemplary design and construction quality.

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 new housing growth in the Downtown Core and Gateway areas;
- 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; and
- Provide opportunities for work-live and live-work housing in Downtown, along major corridors and within Flair Park.

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 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; and
- Permit and encouraging the construction of innovative housing types, such as tiny, shipping container, modular, earth green roof and wood pallet houses.

## **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

### 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 Housing Standards to allow the development of affordable housing on properties developed with religious institutions.

#### Housing Rehabilitation, Preservation and Affordable Housing Programs

- 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 93 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 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 which provides a buffer to help ensure compliance with no net loss requirements.

Table 2 on the following page shows El Monte’s RHNA allocation broken down by income category and projected areas of future housing activity. 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

2, some areas of the City will need to be rezoned. These programs (i.e. implementation measures) are discussed in detail on pages 11 and 12 of this staff report. See Attachment 4 (Appendix A – Sites Inventory) for a full summary of the City’s sites inventory analysis.

<b>Table 2 – 2021-2029 Housing Projections by Area and Income</b>					
Areas for Future Housing	Income Level			Total Units	Acres
	Lower <sup>1</sup>	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
Durfee Corridor	--	--	473	473	22.9
Multi-family Specific Sites	508	--	298	806	31.4
Religious Facilities	188	24	10	222	24.9
Single-family	--	--	88	88	141.5
Accessory Dwelling Units (ADUs)	272	8	120	400	N/A
<b>TOTAL:</b>	<b>2,829</b>	<b>1,369</b>	<b>4,619</b>	<b>8,817</b>	<b>473.8</b>

1) Lower Income Level is comprised of Extremely Low-, Very Low-, and Low-Income Levels.

**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 Element***

- Flair Park. The vision for the Flair Park area was updated to allow work-live housing units for properties that are not directly adjacent to the Interstate 10 Freeway.
- Community Retail Centers. A new vision for the Garvey Avenue Corridor and Five-Points area was included to allow for residential densities up to 50 units per acre.

***Land Use Element***

- Land Use Designations. The Downtown Core designation was updated to include the adoption of the Specific Plan and the new maximum density permitted. In addition, the Mixed-use and Professional Office designations were replaced with three (3) new Multiuse designations (e.g., Mixed/Multiuse, Urban/Multiuse, and Office/Multiuse). The General Plan Buildout Estimates and General Plan Land Use Plan Map were also updated to reflect these changes.
- Auto District. The vision to expand the Auto District was removed. Instead, the Five-Points area are envisioned to be transformed into an urban corridor with residential densities up to 50 units per acre.

### ***Economic Development***

- Focus Areas. All focus areas are updated to include the information as outlined under Community Design and Land Use.

### **IMPLEMENTATION MEASURES AND DEADLINES**

The State requires implementation measures to satisfy the RHNA to be fully adopted within one (1) to three (3) years of Housing Element's certification, pursuant to Assembly Bill 1398. 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.
- 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 projects with housing up to 16 units per acre. This will complement the existing mix of office, tech and incubator creative space while focusing 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;
- 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;
- 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 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 affordable housing units.

**ENVIRONMENTAL REVIEW**

There are no new significant environmental impacts or previously identified significant impacts associated with the Project. Therefore, the City determined that an Addendum to the City of El Monte General Plan and Zoning Code Update Final EIR 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 EIR) to access the full document.

**PUBLIC NOTICE AND FISCAL IMPACT**

Pursuant to California Government Code Section 65091, the public hearing notice (see Attachment 14) for this Project was published in the El Monte Examiner on January 13, 2022. A copy of the Proof of Publication and Affidavit of Mailing are on file in the Planning Division. In addition, a notice for the public hearing and the availability of the final draft documents were emailed and mailed to the City's distribution/interest list.

The Housing Element Update does not require or propose the actual construction of housing. The other General Plan Updates also do not require or propose actual projects. Therefore, no fiscal impacts will occur as a result of approving the General Plan Updates.

**CONCLUSION**

It is recommended that the City Council approve GPA No. 01-21 (Final 2021-2029 Housing Element Update, Final Technical Background Report and Appendices A

through D), GPA No. 02-21 (Health and Safety Element Update) and GPA No. 03-21 (Other General Plan Element Updates) and adopt the Addendum to the Comprehensive General Plan and Zoning Code Update Final EIR. Staff will subsequently submit the final Housing Element Update documents to HCD for the State's final review and certification.

Respectfully submitted,

ALMA K. MARTINEZ  
City Manager

BETTY DONAVANIK  
Community and Economic Development Director

JASON C. MIKAELIAN, AICP  
Community and Economic Development Deputy Director

**ATTACHMENTS:**

1. Draft City Council Resolution;
2. Final 2021-2029 Housing Element (GPA No. 01-21);
3. Final 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. Final Public Health and Safety Element (GPA No. 02-21);
9. Final 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. City Matrix for HCD Response Letter
13. Planning Commission Resolution No. 3622; and
14. Public Hearing Notice.

DATE: FEBRUARY 1, 2022
PRESENTED TO EL MONTE CITY COUNCIL
<input type="checkbox"/> APPROVED
<input type="checkbox"/> DENIED
<input type="checkbox"/> PULLED
<input type="checkbox"/> RECEIVE AND FILE
<input type="checkbox"/> CONTINUED
<input type="checkbox"/> REFERRED TO
CHIEF DEPUTY CITY CLERK