

**CITY OF SOUTH EL MONTE  
PLANNING COMMISSION OFFICIAL MINUTES  
TUESDAY, JULY 16, 2019  
CITY HALL COUNCIL CHAMBERS  
1415 SANTA ANITA AVE  
SOUTH EL MONTE, CALIFORNIA 91733**

**A. CALL TO ORDER**

Secretary calls meeting to order at 6:06 P.M.

**B. ROLL CALL**

COMMISSIONERS PRESENT: Chairperson Rudy Bojorquez, Vice-Chairperson Gabriella Landeros, Leo Barrera, Benjamin Garrett and Larry Rodriguez.

Also Present: (Community Development Director) Jose D. Jimenez, (Assistant Planner) Ian McAleese, (Department Secretary) Angie Hernandez

**C. FLAG SALUTE**

Vice Chairperson, Gabriella Landeros led the flag salute.

**D. APPROVAL OF AGENDA**

A motion was made by Commissioner Rodriguez and seconded by Commissioner Barrera and carried (5-0) to approve the agenda as-is.

Vote: Approval of Agenda as-is  
Ayes: Bojorquez, Landeros, Barrera, Garrett and Rodriguez  
Nays: None  
Absent: None  
Abstain: None  
Action: Approved

**E. PUBLIC COMMENT**

Councilmember Richard Angel wished Vice Chairperson Gabriella Landeros good luck and warm wishes on her future endeavors and thanked her for her service on the planning commission committee.

**F. CONSENT CALENDAR**

**1. Minutes of June 18, 2019**

A motion was made by Vice Chairperson Landeros and seconded by Commissioner Garrett and carried (5-0) to approve Consent Calendar Item #F1 (Minutes of June 18, 2019)

Vote: Approving Consent Calendar – Minutes of June 18, 2019  
Ayes: Bojorquez, Landeros, Barrera, Garrett and Rodriguez  
Nays: None  
Absent: None  
Abstain: None  
Action: Approved

## **G. PUBLIC HEARINGS**

Housing Element Workshop to discuss the Housing & Community Development (“HCD”) update requirements, Presentation by Genevieve Sharrow of M.I.G

The City’s consultant, Genevieve Sharrow from M.I.G., gave a Power Point Presentation detailing the purpose of a Housing Element, while giving an update on the City’s efforts to bring its Housing Element into conformance with state law. The presentation included information on the content with a Housing Element, and also included a discussion on penalties for failing to comply with State requirements. The presentation included detailed information on what the Regional Housing Needs Assessment (RHNA) is, the City’s responsibilities, define what RHNA rollover is and how to meet the RHNA needs. The presentation included addressing updates needed to the housing element, such as updating City housing programs, possibly implementing new housing densities in the City, and concluded with a timeline for these updates to take place. Following the presentation by the consultant, Chairperson Bojorquez opened the floor to public comments first from the Commission, which was followed by comments by the public.

Below are comments that were noted during the public testimony portion of the meeting:

1. Question by: Commissioner Barrera, What is the reality of meeting the state requirements in regard to housing; location, costs-being, we are a built-out city. We’ll need to find Innovative ways to meet the requirements. Will the requirement increase after 2021?  
Response by: Genevieve Sharrow, Staff is not sure of the 2021 requirements, but can assume that they will increase as much as three times compared to the previous cycle. Also, SCAG (Southern California Association of Governments) is trying to refute those numbers, and to allocate smaller numbers than the state is asking them to do. Challenge for the current housing element will be to identify adequate sites that are vacant or underutilized with adequate zoning to support new housing.
2. Question by: Commissioner Garrett, Does the state mandate the size of housing and/or the price of housing, what are the state’s parameters ?  
Response by: Genevieve Sharrow; The Housing element is not intended to regulated the size of a residential unit. In addition, the state has encouraged cities to not limit the size of homes. Smaller sizes are encouraged by affordable housing developers to increase affordability but there is no mandate about size. There is an allowance about smaller units than have been allowed in the past. It has now become a building code issue, rather than any other issue. With regards to price, the state encourages affordable housing through this process and other processes. It is an initiative of this governor and this legislator, but there is no mandate about the city requiring a certain price for new housing in the city.
3. Comment by; Commissioner Landeros, The county offers first time home buyer programs, and there used to be loan programs offered by the city,

- but I'd like to continue to see loan programs for future generations to be able to remain in the city and grow up here in the city. Are there any loan programs now for home ownership? Response by: Genevieve Sharrow; There are certain models that the City may consider. Land trusts are a way cities could encourage ownership to remain within a family. Land trusts allow you to purchase a property and limit increments of value remain so that if you sell the property you could only sell it for a limited amount. The city could certainly advocate at the state level.
4. Question by: Commissioner Rodriguez, I'd like to go over the number you gave about housing units built. Is that number correct, is that amount up to date? There are some units being built, wouldn't these new housing units be applied to the amount needed to address the requirement? Response by: Genevieve Sharrow; The presentation shows the number of units the city has met and exceeded, but there is a shortfall of low and very low-income housing units. Those are the numbers reflected in the charts. Yes, we have met the requirements but have failed to meet the other markers in the low and very low categories.
  5. Commissioner Rodriguez added: Part of the chart says 104 units are needed ? And 92 in the very low category. Response by: Genevieve Sharrow; The current housing element looks to create space to accommodate 92 affordable units. With the state law allowing us to use a default density, that means anything in the city that is 20 units to the acre. Zones that would allow up to 92 units, not necessarily 92 properties or sites but any number of sites that can accommodate 93 units in the lower affordable categories.
  6. Question by: Commissioner Barrera, The site on Santa Anita, next to Mayans, the warehouse building – Is that site factored into any of this? Response by: Assistant Planner; The property is not included as part of the report. Once the city receives a proposal on what the owner will do with the property, the city will have a better understanding of what the property will look like, and we can include that site as an option. Commissioner Barrera added, So, we have some options with that property? Response by: Genevieve Sharrow, Yes, the idea is to show that the city can accommodate the capacity.
  7. Question by: Chairperson Bojorquez, What kind of outreach is the City doing to promote these housing programs? Response by: Community Development Director; We are working to identify additional resources. We currently use CDBG funds, in addition there are county measures that will provide a level of finance, with some county measures that pour money into the San Gabriel Valley area. Chairperson Bojorquez added, Are we using newsletters, flyers – what median is being used? The Community Development Director replied: The City currently uses the website as a source, the newsletter and the City Hall counter currently has flyers that are given to the public when they ask for these types of resources.
  8. Question by: Vice Chairperson Landeros, What is the salary bracket for the very low income ? Response by: Genevieve Sharrow; The very low-income category assumes that 30 percent of the area median income and

- low-income category assumes that 50 percent of the area median income. Said incomes are based on County-wide measures averages
9. Question by: Commissioner Rodriguez, What if, for example a developer brings in veteran housing to the city, would those units have to be “fair market value” units? Response by: Genevieve Sharrow; Rental units may be an option, and most of the time rental units achieve the very low- and low-income categories in your city. Rentals can be for veteran’s, special needs, seniors or families living in those spaces.
  10. Affordable housing developer, Ismael Mayans made the following comment: Affordability is a huge factor for developers like himself. I would encourage the City to dedicate staff to search, apply and manage grants that would aide in the facilitation of affordable housing in the city. He believes it would be a win-win for the City. Furthermore, Mr. Mayans suggest that he would be willing to split the costs of applying for grants if it meant the opportunity for a grant was available. Another factor to facilitate affordable units is density. Higher density could potentially fund additional housing stock. It makes it harder for a developer to designate an affordable housing project without financial resources from a City. It is not economically feasible; the bank won’t finance the project. He mentioned a project he recently finished for seniors in Pomona that used veteran vouchers and how successful it was. He thanked the Commission for the opportunity to allow him to comment on this issue. And made one last comment: It takes a group effort, so let’s work together to make economic sense and growth in the city.
  11. Sue Denning, spoke on behalf of her 85-year old mother and commented the following: What programs are available for low income seniors to be able to afford an ADU? There are programs for first time home buyers, but what other resources are there for seniors to add an ADU to their property? Response by: Genevieve Sharrow; Recent changes to state law, will require cities to look into their existing second unit ordinances, and make sure it complies with state law or if any recommended changes are associated with that, so addressing ADU’s will be incorporated in this housing element. My mother has an existing ADU built over 10 years ago. Are there any programs she can apply for to assist her with the fees? Response by: Community Development Director; We offer modified fees to homeowners, those are the immediate benefits the City offers without applying to any program. There are also some county programs that offer resources that may assist. Yes, but there are long waiting lists and that’s what we are trying to avoid.
  12. Mountain View School District member, Cindy Wu, made a comment to address Commissioner Landeros’ statement and share the following resources: the State of California, as well as the County of Los Angeles, have programs to assist with down payment assistance, not only to low income households but to moderate income households ( for example a 2-person household that makes up to \$120,000 a year) qualify for assistance.
  13. Teresa Martinez, El Monte resident, stated that housing developers in the City of El Monte have had questionable practices when awarding affordable housing. In her opinion, “It’s sad and unfortunate to see

- developers do this to residents, and warned the audience the awareness of these types of processes.”
14. Mayor Gloria Olmos wanted to thank Commissioner Landeros for her service to the Planning Commission and wished her luck on her endeavors. She made a comment to Mayans Development – You can always add more affordable units to the project, we have no problem with that.
  15. Question by: Commissioner Rodriguez, How much time is being allotted to complete the update? Response by: Genevieve Sharrow; The very latest would be before the next update is due. Do you have an actual time frame ? Response by: Genevieve Sharrow; The state is requesting submittal as soon as possible. The City is in talks with HCD to advise them of the process that is underway with a timeline. It was noted that the City will try to have something in place for the fall of 2019 after having it sent to HCD, so it will be pretty quickly. The Community Development Director added, that there is a sense of urgency given recent state legislation, as well as the Governor’s approach to housing such as the recent lawsuit with the City of Huntington Beach for failing to comply with state mandated housing law. Furthermore, he mentioned that the Governor’s recently approved budget allocates funding to pursue legal remedies to bring City’s into compliance with state housing law. He added, as long as the City and HCD can keep an open line of communication and continue to emphasize the City’s intent to comply, then HCD will be a willing partner and work with the City to address our issues. Second question/comment by Commissioner Rodriguez: Since this planning commission only meets once a month, I think the city and public should be included in this process where the public’s input is taken into consideration, Can we incorporate the forming of a committee that can address the concerns in detail? Meeting once a month doesn’t seem like it’s enough time and today’s one-hour session isn’t much time to address and thoroughly go through the issues at hand. Community Development Director stated that timing is of the essence, the city has timelines to comply and meet with the state requirements and given our situation – we are out of compliance with our housing element, we don’t have the ability to afford a delayed update at this time. We should be mindful of the State’s timelines and the issue at hand is that our last update was not approved and we are not in compliance. Our last consultant was unable to submit the update on time therefore we are out of compliance now, and that can affect our funding resources such as SB1 funds. Those funds affect our streets and street repairs, that funding requires us to have a compliant Housing Element. In order to avoid penalties and submit an update that will bring us in compliance, which is why this topic was presented tonight for compliance purposes, given our timelines. Maybe we can have that discussion with City Council to summarize this meeting and to have their input as well. The Assistant Planner added comment by saying most of the grants offered by the state require a compliant or certified housing element as a component to applying for grants, future funding for updates to the general plan also require a certified housing element, this would open the doors to more funding opportunities once our housing element is certified. The

Community Development Director stated we have to keep in mind that we don't want to compromise the timelines and the state's requirements.

16. Chairperson Landeros made a general comment with regards to minimum wage she stated: taking a look at the economy moving forward we should consider legislation to address income and wages as a factor affecting housing.

With no further questions or comments, Chairperson Bojorquez closed the floor to public comments.

### **COMMISSIONERS' AGENDA**

Commissioner Barrera mentioned the Fourth of July event was successful, "hats off" to the staff and City for an eventful production. Commissioner Rodriguez commented on the line-up the City has for the Concerts in the Park and encouraged everyone to participate and support the City for these events. Commissioner Landeros thanked City Council and staff for their support throughout her years as commissioner. She stated she will be in touch and will miss everyone. Commissioner Garrett stated his gratitude and support for the Fourth of July and Concerts in the Park events held by the City. Chairperson Bojorquez encouraged the public to support and attend the Concerts in the Park, the Ribbon Cutting ceremony for Rio's Pizza, the Fourth of July and the Movies in the Park events.

### **STAFF ITEMS**

Planner's Report – No items to report.

Secretary's Report – No items to report.

Director's Report – No items to report.

### **ADJOURNMENT**

A motion to adjourn the meeting was made by Commissioner Rodriguez and seconded by Vice Chairperson Landeros to adjourn meeting at 6:58 p.m. and reconvene next month on August 20, 2019 at 6:00pm.