



PLANNING COMMISSION AGENDA

CITY OF EL MONTE PLANNING COMMISSION

TUESDAY, MAY 11, 2021

7:00 P.M.

CITY HALL EAST – COUNCIL CHAMBERS
11333 VALLEY BOULEVARD

CITY OF EL MONTE PLANNING COMMISSION

CHAIRPERSON
Rafael Gonzalez

VICE-CHAIRPERSON
Cesar Peralta

COMMISSIONER
Alfredo Nuño

COMMISSIONER
Amy Wong

COMMISSIONER
Vacant

Members of the public wishing to observe the meeting may do so in one of the following ways:

- (1) Attend the meeting in person at the City's Council Chambers. All COVID-19 safety precautions (e.g.- wearing a mask and social distancing) shall be followed at all times.
- (2) Turn your TV to Channel 3;
- (3) Visit the City's website at:
<http://www.elmonteca.gov/378/council-meeting-videos>
- (4) Call-in Conference (253) 215-8782; Meeting ID 844 2489 6651 and then press #. Press # again when prompted for participant ID.

Members of the public wishing to make public comment may do so in one of the following ways:

- (1) Call-in Conference (253) 215-8782; Meeting ID 844 2489 6651 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.
- (2) Telephone– All interested parties can submit comments in advance to the Planning Division's general telephone line: (626) 258-8626. All comments must be received by the Planning Division no later than 3:00 pm, May 11, 2021.

Instructions regarding accommodation under the Americans with Disabilities Act can be found on the last page of this Agenda.

OPENING OF MEETING

- 1. Call Meeting to Order**
- 2. Flag Salute**
- 3. Roll Call**

Phone: (626) 258-8626
www.elmonteca.gov
planning@elmonteca.gov

4. **Approval of Agenda**
5. **Commission Disclosures**
6. **Public Comments**

Citizens wishing to address the Planning Commission on land use and development matters may do so at this time. Note that the Commission cannot respond to or take any action on the item.

Citizens wishing to speak on an agenda item will be given the opportunity to speak after the item is presented by staff.

Limit your comments to three (3) minutes. State your name and address for the record.

CONSENT CALENDAR

7.1 **Approval of Modification Committee Minutes**

None

7.2 **Approval of Planning Commission Minutes**

None

PUBLIC HEARING

8. **None**

REGULAR AGENDA

9. **Study Session on 2021-2029 Housing Element Update**

Address: Citywide

Case Planner: Tony Bu, Senior Planner

Recommendation: Receive presentation from Staff and provide comments.

REPORTS AND OTHER ITEMS

10. **Director's Report**
11. **City Attorney's Report**
12. **Commissioner Comments**

NEXT SCHEDULED CITY PLANNING COMMISSION MEETING

Tuesday, May 25, 2021 at 7:00 P.M.

City Hall East – City Council Chambers

Availability of staff reports: Copies of the staff reports or other written documentation relating to each item of business described hereinabove are available on the City's Home Page at www.elmonteca.gov or <https://www.ci.el-monte.ca.us/AgendaCenter/Planning-Commission-2>. You may also call the Planning Division at (626) 258-8626 for more information.

Individuals with special needs: The City of El Monte wishes to assist individuals with special needs. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (626) 258-8626. Notification 48 hours prior to the meeting will enable us to make reasonable arrangements to ensure accessibility to this meeting. [28 Code of Federal Regulations 35.102-35.104 ADA Title II]

Appeal Process:

Any interested party who disagrees with the City Planning Commission decision may appeal the Commission's decision to the City Council within 10 calendar days of the adoption of the resolution. Any appeal filed must be directed to the City Clerk's Office and must be accompanied by a fee of \$2,080.96. Any individual that received notice of this meeting from the City of El Monte will receive notice of an appeal, if one is filed.

TO: CITY PLANNING COMMISSION

FROM: BETTY DONAVANIK
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

JASON C. MIKAELIAN, AICP
COMMUNITY & ECONOMIC DEPUTY DIRECTOR

BY: TONY BU, SENIOR PLANNER

SUBJECT: 2021-2029 HOUSING ELEMENT UPDATE
(STUDY SESSION)

LOCATION: CITYWIDE

APPLICANT: CITY OF EL MONTE

RECOMMENDATION: RECEIVE STUDY SESSION PRESENTATION FROM
STAFF & RRM DESIGN GROUP AND PROVIDE
COMMENTS ON THE HOUSING ELEMENT UPDATE

On December 2, 2020, RRM Design Group entered into a Professional Services Agreement (PSA) with the City of El Monte to assist the Planning Division with updating the City's General Plan Housing and Public Health and Safety Elements. According to State Law, the Housing Element is required to be updated for the 2021-2029 planning cycle (6th Cycle) which would need to be submitted to the State Department of Housing and Community Development (HCD) no later than October 15, 2021.

Since then, City Staff and RRM Design Group have conducted a series of virtual interviews with stakeholders with involvement in: housing issues/development, commitment to serving special needs populations, and service organizations in the community and/or immediate San Gabriel Valley region. A "Housing Needs Survey" was also promoted on/at the City's website, social media platforms, Farmer's Market and distributed to various stakeholders within the community. The intention of the interviews and survey was to provide information for the Planning Commission on key issues and concerns when updating the Housing and Public Health and Safety Elements.

For this Study Session, Planning Division Staff and RRM Design Group is interested in soliciting the Planning Commission's feedback on issues and concerns related to housing, affordable housing and services for special groups.