



PLANNING COMMISSION AGENDA

CITY OF EL MONTE PLANNING COMMISSION

TUESDAY, MARCH 22, 2022

7:00 P.M.

CITY HALL EAST – COUNCIL CHAMBERS
11333 VALLEY BOULEVARD

CITY OF EL MONTE PLANNING COMMISSION

CHAIRPERSON

Amy Wong

VICE-CHAIRPERSON

Alfredo Nuño

COMMISSIONER

Cesar Peralta

COMMISSIONER

Rafael Gonzalez

COMMISSIONER

Pablo Tamashiro

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

This meeting shall be conducted in compliance with the procedures set forth under AB361 which allows local legislative bodies to continue conducting virtual meetings under certain emergency circumstances without strictly complying with traditional Brown Act teleconferencing requirements, so long as there is a live comment option for public comments, meetings are paused for any technical difficulties that affect public participation, and each agenda contains information on how to access the meeting as well as how to participate in public comment virtually. The El Monte City Council has availed itself of the procedures of AB361 for meetings of the City of El Monte's Legislative Bodies by resolution last approved at its meeting of March 1, 2022.

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>

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 838 4114 2659 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.
- (2) Email or Telephone– All interested parties can submit comments in advance to the Planning Division's general email at planning@elmonteca.gov or by calling the City's telephone line: (626) 258-8626. All comments must be received by the Planning Division no later than 3:00 pm on March 22, 2022.

Instruction 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**
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 & address for the record.

CONSENT CALENDAR

- 7.1 **Approval of Modification Committee Minutes**
None
- 7.2 **Approval of Planning Commission Minutes**
3/8/22

REGULAR AGENDA

8. **2021 Housing Element Annual Report**

Address: Citywide

Request: The City of El Monte has completed the Housing Element Annual Report for 2021. This report tracks housing construction and implementation of housing programs during the reported period. The City Council adopted the "Vision El Monte" General Plan in 2011 and the Housing Element in 2013.

CEQA Recommendation: General Plan and Housing Element Annual Reports are not a project as defined by the California Environmental Quality Act (CEQA) Section 21065 and therefore exempt from CEQA.

Case Planner: Tony Bu, Senior Planner

Recommendation: Adopt Resolution No. 3631 recommending City Council approval of report and directing staff to transmit the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

Resolution No. 3631

REPORTS AND OTHER ITEMS

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

NEXT SCHEDULED CITY PLANNING COMMISSION MEETING

Tuesday, April 12, 2022 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]

General explanation of how the meeting is conducted:

1. The staff report is presented by City Planning staff.
2. The City Planning Commissioners ask questions if necessary for clarification.
3. The City Planning Commission Chair opens the public hearing.
4. The applicant makes a presentation to the City Planning Commission.
5. Individuals speaking in favor of the project address the Commission.
6. Individuals speaking against the project address the Commission.
7. The applicant responds to project opponents.
8. The public hearing is closed.
9. City Planning Commission members discuss the project.
10. City Planning Commission members vote on the project.
11. At the next scheduled Commission meeting, which is usually two weeks after the hearing, a resolution confirming the Commission action will be adopted.
12. 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 \$868.80 or \$1,357.50 (depending on the type of project). Any individual that received notice of this meeting from the City of El Monte will receive notice of an appeal, if one is filed.

PLANNING COMMISSION MINUTES

ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING HELD ON TUESDAY, MARCH 8, 2022 AT CITY HALL COUNCIL CHAMBERS 11333 VALLEY BOULEVARD, EL MONTE, CALIFORNIA

- 1. Call Meeting to Order** – Meeting was called to order by Chairperson Wong at 7:08 p.m.
- 2. Flag Salute** – The Flag Salute was led by Chairperson Wong.
- 3. Roll Call** – The roll call was led by Senior Planner Bu

Commissioners present: Gonzalez (Virtual), Peralta (Virtual), Wong (Virtual), Nuño (Virtual), and Tamashiro (Virtual).

Commissioners Absent: None

Staff Present: Director Donavanik
Deputy Director Mikaelian
City Attorney Tabares (Virtual)
Senior Planner Bu
Assistant Planner Martinez
Assistant Planner Perez

4. Approval of Agenda:

Motion: by Commissioner Peralta to approve agenda; seconded by Vice-Chairperson Nuño.

Motion carried 5 - 0.

5. Commission Disclosures:

- Commissioner Peralta disclosed that he lives approximately 900 feet away from the subject property listed on Item 9.1 of the agenda and wanted to confirm that he can still participate in the discussion.
- City Attorney Tabares confirmed that the legal distance is 500 feet to disqualify the commissioner from participating.

6. Public Comments:

None.

CONSENT CALENDAR

7.1 Approval of Modification Committee Minutes:

None.

7.2 Approval of Planning Commission Minutes:

Motion: by Vice-Chairperson Nuño to approve February 22, 2022 Planning Commission Minutes; seconded by Commissioner Tamashiro.

Motion carried 5-0.

PUBLIC HEARING AGENDA

8.1 Conditional Use Permit (CUP) No. 14-21

Address/Location: 11812 Valley Boulevard / APN: 8565-016-011

The applicant is requesting approval of CUP No. 14-21 to establish and operate an 875± square foot (SF) tattoo parlor within an existing 6,750 SF multi-tenant commercial center on property that is 26,528 SF in size. The property is located within the C-3 (General Commercial) zone. This request is made pursuant to the requirements of Chapter 17.24.030(60) of the El Monte Municipal Code (EMMC).

Assistant Planner Perez provided a PowerPoint presentation.

Public Comments:

- Tin Thang, Business Owner, provided background on the business and his experience. He also addressed questions from the Commission in regards to Covid-19 protocols and business operations.

Following the discussion, it was moved by Commissioner Gonzalez to adopt Resolution No. 3630, approve the requested entitlement, and adopt the Categorical Exemption presented by staff; seconded by Vice-Chairperson Nuño.

Motion carried 5 - 0.

8.2 Conditional Use Permit (CUP) No. 01-22 and Variance (VAR) No. 01-22

Address/Location: 3464 Peck Road / APN: 8567-016-045

The Applicant is requesting approval of CUP No. 01-22 and VAR No. 01-22 to remove an existing LED blade sign and zipper sign to construct a new 150' high, double-sided pylon sign with LED display for CarPros Honda auto dealership. The subject site is 129,298± square feet in size and is located within the C-3 (General Commercial) zone. The request was originally presented to the Commissioners on February 22, 2022 and was continued so that the applicant can work with staff to provide additional information and perspective images of the proposed sign.

Assistant Planner Martinez provided a PowerPoint presentation.

Public Comments:

- Matthew Phillips, Business Owner, provided background on the business and shared reasons why the sign is necessary. In addition, Phillips informed the Commissioners that he met with the owner of Longo Toyota to ensure that there was consensus that the proposed sign would not have a negative visual impact on Longo's existing sign.
- Ariana Diverio, Business Representative, provided a PowerPoint presentation. Diverio included new graphics within her presentation showing how the sign would appear from the 10-freeway and explained why the increased height would be necessary. In addition, she requested that the City's requirement for landscaping at the base of the sign be removed to allow the Business Owner to continue to utilize the space for vehicle display.

Following the discussion, it was moved by Vice-Chairperson Nuño to adopt Resolution No. 3628, approve the requested entitlements with a revised condition of approval to have the applicant work with staff to relocate the landscape planter from the base of the sign to other areas within the property, and adopt the Categorical Exemption presented by staff; seconded by Commissioner Tamashiro.

Motion carried 5 - 0.

REGULAR AGENDA

9.1 Extension of Amortization No. 05-21

Address/Location: 10754 Garvey Avenue/ APN: 8104-011-028

The applicant requests an extension to the massage establishment amortization to continue operations at an existing 3,600 SF commercial tenant space for an additional three (3) years. The tenant space is located within a 3,925 SF lot that is within the City's MMU (Mixed/Multiuse) zone. The request is made pursuant to Section 17.14 (Non-Conforming Provisions) of the El Monte Municipal Code (EMMC).

Assistant Planner Martinez provided a PowerPoint presentation.

Public Comments:

- Justin Yip, Translator/Business Representative for Li Li (Business Owner). Yip provided background on the business.
- Commissioner Peralta inquired on Condition of Approval No. 44 that requires the applicant to provide complete visibility into the tenant space, in which he observed has been obstructed with coverings throughout a majority of the duration of the business' operations. Yip responded that the City previously conducted a site inspection and required the business to remove the coverings; however, the Business Owner was reluctant to keep the coverings removed due to concerns with theft and safety. Yip also mentioned that the Business Owner would remove all storefront window coverings and fully comply with all conditions of approval if the extension was granted. Commissioner Tamashiro added that there may be other methods and procedures for security that can be implemented by the Business Owner to prevent theft and safety issues.

- Vice-Chairperson Nuño inquired on the City’s Massage Ordinance’s provisions and wanted to understand how operational standards are imposed on existing massage businesses. Deputy Director Mikaelian and Assistant Planner Martinez explained that because the business is considered to be a “legal non-conforming” use, enforcement of Massage Ordinance’s standards did not proactively apply to the business but rather focused on the amortization of such businesses.
- Chairperson Wong inquired on the process of revocation if the business does not fully comply with the conditions of approval. Assistant Planner Martinez explained that the City’s Code Enforcement is able to issue citations to the business and if any issues continue to persist, the revocation of the approval can then be addressed with the Commissioners.

Following the discussion, it was moved by Commissioner Tamashiro to approve the extension of amortization with the recommended conditions of approval; seconded by Commissioner Gonzalez.

Motion carried 3 (Wong, Tamashiro, & Gonzalez) – 2 (Nuño & Peralta)

9.2 2021 Housing Element Annual Report

Address/Location: Citywide

The City of El Monte has completed the Housing Element Annual Report for 2021. This report tracks housing construction and implementation of housing programs during the reported period. The City Council adopted the “Vision El Monte” General Plan in 2011 and the Housing Element in 2013.

Senior Planner Bu recommended that the 2021 Housing Element Annual Report is continued to the Planning Commission meeting on March 22, 2022.

Following the recommendation, it was moved by Commissioner Peralta to continue the 2021 Housing Element Annual Report to the March 22, 2022 Planning Commission meeting; seconded by Chairperson Wong.

Motion carried 5 - 0.

REPORTS AND OTHER ITEMS

9. Director’s Report:

Director Donovanik: Announced that the City will be hosting a community meeting for the redevelopment of Maclaren Hall on Saturday, March 12th at 10 AM. In addition, a table will be set up at the meeting with information on the Council-City districting efforts.

10. City Attorney’s Report: None.

11. Commissioner Comments:

Commissioner Gonzalez: Thanked the City for hosting townhall meetings for the Council-City districts to adhere to the California Voting Rights Act.

Commissioner Peralta: None.

Commissioner Tamashiro: Thanked staff and fellow Commissioners.

Vice-Chairperson Nuño: Thanked staff and fellow Commissioners.

Chairperson Wong: Thanked staff and fellow Commissioners. In addition, Chairperson Wong stated that it was International Women's Day.

12. Adjournment

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Planning Commission Chairperson
Amy Wong

Planning Commission Secretary
Jason C. Mikaelian, AICP, Deputy Director

TO: CITY PLANNING COMMISSION

FROM: BETTY DONAVANIK
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

JASON C. MIKAELIAN, AICP
COMMUNITY & ECONOMIC DEVELOPMENT DEPUTY
DIRECTOR

BY: TONY BU
SENIOR PLANNER

SUBJECT: 2021 HOUSING ELEMENT ANNUAL REPORT

ENVIRONMENTAL DETERMINATION: HOUSING ELEMENT ANNUAL REPORT IS NOT A PROJECT AS DEFINED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SECTION 21065 AND THEREFORE IS EXEMPT FROM CEQA

RECOMMENDATION: RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE HOUSING ELEMENT ANNUAL REPORT FOR THE YEAR OF 2021 AND DIRECT STAFF TO TRANSMIT THE REPORT TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

BACKGROUND:

The attached 2021 Housing Element Annual Report (Exhibit B) describes the City's progress in meeting the City's Regional Housing Needs Assessment (RHNA) goals pursuant to Government Code Section 65584 and the City's efforts to remove governmental constraints, which may influence the maintenance, improvement, and development of housing pursuant to State Law. The Housing Element Annual Report includes the calendar year of 2021. The 2021 reporting year is the last reporting year of the 5th cycle of the current Housing Element. The last Annual Report submitted to HCD was for calendar year 2020.

EXECUTIVE SUMMARY:
2014-2021 Housing Element (5th Cycle)
(Adopted by El Monte City Council on 12/17/13)

Per the requirements set forth by the California Department of Housing and Community Development (HCD), each jurisdiction is required to create an annual report on the status and progress in implementing the housing element of its general plan using forms and definitions adopted by HCD. Furthermore, the annual housing report must be submitted to HCD and the Governor’s Office of Planning and Research that includes data for 2021, since the last report submitted to HCD was for calendar year 2020. The City adopted its current General Plan in 2011 and Housing Element in 2013 (for HCD’s 5th Cycle, which covers the years 2014 through 2021).

The table below shows the number of units that were produced for the calendar year 2021 by income category. The total RHNA allocation for this Housing Element cycle (2014 through 2021) is 2,142 units. In addition, the total number is allocated to the following income categories: Very Low – 529; Low – 315; Moderate – 352; and Above Moderate – 946.

As shown on the following tables, a total of 94 housing units were reported for the year of 2021. From 2014 through 2021, a total of 1,203 housing units have been constructed. Therefore, a total of 939 housing units remain to be produced for the entire 5th RHNA cycle. The 2021 to 2022 reporting year is the last reporting year of the 5th cycle of the current Housing Element. A Housing Element Update (6th cycle) is currently under review with HCD (submitted to the State in February 2022) which contains new projections for housing for the next eight (8) years.

Housing Units Produced from 2014 through 2021 by Income Category:

Year	Income Category			
	Very Low (Up to 50% of Area Median Income)	Low (50% - 80% of Area Median Income)	Moderate 80% - 120% of Area Median Income)	Above Moderate (More than 120% of Area Median Income)
2014	41	0	2	20
2015	96	36	0	8
2016	48	0	0	36
2017	55	0	0	191
2018	0	0	1	281
2019	0	0	0	113
2020	27	26	6	122
2021	18	37	0	39
Total	285	99	9	810
Grand Total Housing Units Produced 2014 through 2021 = 1,203 housing units				

Regional Housing Needs Assessment (RHNA) Allocation Progress: 2014-2021:

Income Level	RHNA Allocation 2014-2021	Total Units Produced 2014-2021	Total Remaining Units
Very Low	529	285	244
Low	315	99	216
Moderate	352	9	343
Above Moderate	946	810	136
Total	2,142	1,203	939

Furthermore, the following table provides a list of local efforts, as identified in the Housing Element, to remove governmental constraints to the maintenance, improvement, and development of housing.

City's Program Implementation Status 2014-2021:

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1. Corridor Implementation Plan	Develop & facilitate housing with the City's major corridors.	2014-2021	The City initiated a comprehensive Zoning Code Update that includes updating the zoning standards along Garvey Avenue, Durfee Avenue and Peck Road. The standards will help streamline the review process for housing projects. The update should be adopted in 2022. In addition, the Public Works Department initiated a Streetscape Master Plan for major corridors throughout the City. That plan should be complete in 2022.
2. Downtown Specific Plan	Encourage the development of housing	2014-2021	Specific Plan was adopted in 2017. City continues to move residential projects through the process. A 53-unit affordable housing project at 3645 Tyler Avenue began construction. Construction should be complete in 2022. An 82-unit project bounded by Valley Boulevard, El Monte Avenue and the Railroad was submitted for entitlement review in 2021.
3. El Monte Gateway Specific Plan	Encourage construction of housing	2014-2021	A 208-unit project was originally included in the 2018 reporting period. However, the original developer filed for bankruptcy and construction was halted. The project was later purchased by a new property owner and the building permits were reactivated in 2021. Construction should be complete in 2023.
4. Lot Consolidation	Encourage construction of housing	2014-2021	Four (4) parcels were consolidate for an 84-unit project at 11312 Orchard Street and 3630, 3640 & 3700 Cypress Avenue (which received entitlement approval in 2021). Seven (7) parcels were consolidated for a 53-unit affordable housing project at 3645 Tyler Avenue (which began construction in 2021).

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
5. Mixed/Multi-Use Designation & Development Standards	Encourage construction of housing	2014-2021	The City initiated a comprehensive Zoning Code Update. Part of the updated includes updating the development standards for the Mixed/Multiuse zoning district. The updates are intended to streamline the development review process for housing projects. The update should be adopted in 2022.
6. Residential Design Standards	Provide comprehensive design guidelines for residential development	2014-2021	The City began working with a graduate student on developing objective design standards for single-family and multiple-family residential developments. The project is expected to be complete in 2022.
7. Green Building	Encourage sustainable development	2014-2021	The City initiated a comprehensive Zoning Code Update that includes incorporate green building standards. The update should be adopted in 2022.
8. Regulatory Incentives	Provide regulatory incentives for housing	2014-2021	The City initiated a comprehensive Zoning Code Update. Part of the update includes incorporating incentives to develop multiple-family projects. The update should be adopted in 2022.
11. Conditional Use Permit (CUP)	Continue to allow the CUP process to develop housing along commercial corridors	2014-2021	The City initiated a comprehensive Zoning Code Update that includes streamlining the development review process for multiple-family projects. The update should be adopted in 2022.
12. Streamline Processing	Prioritize processing of projects with affordable housing	2014-2021	The City initiated a comprehensive Zoning Code Update that includes streamlining the development review process for multiple-family projects. The update should be adopted in 2022.
13. Code Compliance	Implement code compliance for residential properties	2014-2021	This is an on-going effort for the City's Neighborhood Services Division.
14. Housing Inspections	Continue program for at least 5 years	2014-2021	Ongoing program and continues to be in place. Residential projects are inspected prior to be sold to new owners.
18. Housing Partnerships	Facilitate partnerships with housing service providers	2014-2021	Ongoing program and continues to be in place. The City continues to maintain and strengthen existing partnerships with nonprofit /private organizations to provide services.
21. Housing Voucher Program	support the housing voucher program	2014-2021	Ongoing program and continues to be in place. The City provides financial assistance to local nonprofit organizations that can be used for motel vouchers.
22. Fair Housing Program	Continue to contract with local fair housing providers to provide support	2014-2021	Ongoing program and continues to be in place. In prior years, the City hosted a weekly housing clinic where local nonprofits provide direct assistance to the public. However, for most of 2020 and 2021, assistance was limited to telephone and email assistance (due to the COVID-19).

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
25. Emergency Shelters & Transitional Housing	Facilitate emergency and transitional housing	2014-2021	The City purchased two (2) motels at 10024 and 10038 Valley Boulevard through the State's Project Homekey Program. Phase A is currently under construction and will be an emergency shelter with 40 rooms for singles and/or doubles with onsite wraparound support services. Construction should be complete in 2022. Phase B will be transitional housing with 93 rooms for individuals or families. The City is currently seeking funding opportunities to begin construction.
27. Manufactured Housing	Facilitate the development of alternative housing types	2014-2021	The City initiated a comprehensive Zoning Code Update. Part of the update includes updated definitions for manufacturing housing and other types of alternative housing models. The update should be adopted in 2022.
29. Community Care Facilities	Facilitate the development of community care facilities	2014-2021	The City initiated a comprehensive Zoning Code Update. Part of the update includes updated definitions for community care facilities and ensuring compliance with any applicable laws. The update should be adopted in 2022.
30. Development of second units	Encourage the construction of second units	2014-2021	A total of 51 Accessory Dwelling Units (ADUs) were under construction and/or completed construction in 2021.

ENVIRONMENTAL REVIEW:

The Housing Element Annual Report is not a project as defined by CEQA (Section 21065); therefore, it is exempt from CEQA and no environmental documentation is required.

RECOMMENDATION:

Recommend to the City Council:

1. Receive and file the Housing Element Annual Report for 2021; and
2. Direct staff to transmit the report to OPR and HCD.

ATTACHMENTS:

- A. Resolution No. 3631
- B. 2021 Annual Housing Report

RESOLUTION NO. 3631

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF THE 2021 ANNUAL PROGRESS REPORT ON THE HOUSING ELEMENT OF THE GENERAL PLAN AND FORWARDING THE REPORTS TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

The Planning Commission of the City of El Monte, County of Los Angeles, State of California, does hereby find, determine and resolve as follows:

WHEREAS, the City of El Monte's current Housing Element was adopted in December 2013; and

WHEREAS, the Housing Element is one of seven mandatory elements of a General Plan required by the State of California; and

WHEREAS, the Housing Element must be updated every eight years and reviewed for consistency with the State Department of Housing and Community Development; and

WHEREAS, California Government Code Section 65400 mandates that cities submit an Annual Progress Report on the status of the General Plan and its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD); and

WHEREAS, the Annual Progress Report is required to include a) the state of the Plan and the progress of its implementation; b) the progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the

maintenance, improvement and development of housing; and c) the degree to which the General Plan complies with the Guidelines established by OPR; and

WHEREAS, the City's Annual Housing Element Progress Report for the calendar year of 2021 was presented to the Planning Commission at the meeting of March 22, 2022, in accordance with the Guidelines adopted by HCD; and

WHEREAS, the Planning Commission hereby recommends that the City Council adopt a Resolution approving the Housing Element Annual Report and direct staff to send said report to the State Office of Planning and Research and the State Department of Housing and Community Development.

PLANNING COMMISSION APPROVAL. The Secretary of the Planning

Commission of the City of El Monte, California, shall certify to the adoption of this resolution.

Amy Wong, 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. 3631 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on March 22, 2022, by the following votes to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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

Jurisdiction	El Monte	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level		RHNA Allocation by Income Level	2								3	4	
			2013	2014	2015	2016	2017	2018	2019	2020			2021
Very Low	Deed Restricted	529	-	41	96	48	55	-	-	27	18	285	244
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	315	-	-	36	-	-	-	-	26	37	99	216
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	352	-	-	-	-	-	1	-	6	-	9	343
	Non-Deed Restricted		-	2	-	-	-	-	-	-	-		
Above Moderate		946	-	20	8	36	191	281	113	122	39	810	136
Total RHNA		2,142											
Total Units			-	63	140	84	246	282	113	181	94	1,203	939

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.