

IRWINDALE COUNCIL CHAMBER
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

December 21, 2022
Wednesday
6:30 P.M.

The Irwindale **PLANNING COMMISSION** met in regular session at the above time and place.

PLEDGE OF
ALLEGIANCE

I pledge allegiance to the Flag of the United States of America and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

INVOCATION
COMMISSIONER
FUENTES

Dear heavenly Father, we just come before you, Father, and thank you so much for your love, your grace, and your mercies. Father, let us never forget that the reason for this season is because of your son, Jesus Christ. We just ask for his wisdom, dear Lord. We have this presentation (Unintelligible). Also pray for Mr. Hartman, who has been here for 19 years in this Commission, bless him dear Lord. In Jesus' name I pray. Amen.

CHAIR GOMEZ

Roll call.

ROLL CALL:

Present: Commissioners; Robert E. Hartman; David Fuentes, Richard Chico; Vice Chair Enoch Burrola; Chair Suzanne Gomez

Also present: Julian Miranda, City Manager; Jamie Traxler, Assistant City Attorney; Marilyn Simpson, Community Development Director; Martin Romero, Planning Technician; Jesus Hernandez, Administrative Secretary

ANNOUNCEMENTS

CHAIR GOMEZ

Any Announcements at this time? We will move on to Spontaneous Communication, as well be addressed by Mr. Hernandez.

**SPONTANEOUS
COMMUNICATIONS**

ADMINISTRATIVE
SECRETARY
HERNANDEZ

This is a time set aside for members of the audience to speak on items not on this agenda. State law prohibits any Commission discussion or action on such communications unless 1) the Commission by majority vote finds that a catastrophe or emergency exists; or 2) the Commission by at least four votes finds that the matter (and need for action thereon) arose within the last five days. Since the Commission cannot (except as stated) participate it is requested that all communications be made in writing so as to be included on the next agenda for full discussion and action. If a member of the audience feels he or she must proceed tonight, then each speaker will be limited to 3 minutes, unless such time limits are extended. We are in a hybrid format, so both in-person and hybrid audience members can participate in the following order. Tier 1: In-person attendees. Tier 2: Teleconference attendees. Tier 3: In-person attendees who have not previously provide comments on the matter(s) being discussed by the legislative body, and Tier 4: Teleconference attendees who have not

previously provide comments on the matter(s) being discussed by the legislative body.

CHAIR GOMEZ Thank you. Do we have anyone in Tier 1, who would wish to participate in Spontaneous Communication?

ADMINISTRATIVE SECRETARY HERNANDEZ We do not.

CHAIR GOMEZ Tier 2, Teleconference attendees?

ADMINISTRATIVE SECRETARY HERNANDEZ We do not.

CHAIR GOMEZ Tier 3, In-person who did not previously commented?

ADMINISTRATIVE SECRETARY HERNANDEZ No one.

CHAIR GOMEZ And Tier 4.

ADMINISTRATIVE SECRETARY HERNANDEZ No one for Tier 4.

CONSENT CALENDAR

CHAIR GOMEZ Thank you. We will move forward to the Consent Calendar on the Minutes for the regular meeting held Sept 21, 2022. Are there any changes or comments? If not, we need a motion.

COMMISSIONER CHICO Motion to approve.

COMMISSIONER HARTMAN Second.

CHAIR GOMEZ Roll call.

ADMINISTRATIVE SECRETARY HERNANDEZ Commissioner Chico.

COMMISSIONER Yes.

PLANNING COMMISSION MINUTES
REGULAR MEETING

December 21, 2022
PAGE 3

CHICO

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Fuentes.

COMMISSIONER
FUENTES Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Commissioner Hartman.

COMMISSIONER
HARTMAN Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Vice-Chair Burrola.

VICE-CHAIR
BURROLA Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Chair Gomez.

CHAIR GOMEZ Yes.

ADMINISTRATIVE
SECRETARY
HERNANDEZ Thank you.

CHAIR GOMEZ Thank you. We will now move forward to New Business.

NEW BUSINESS

CHAIR GOMEZ Having no New Business we then move forward to Public Hearing.

PUBLIC HEARINGS

CHAIR GOMEZ Having no Public Hearings tonight, we therefore move forward to Discussion Items and Presentations.

**DISCUSSION ITEMS/
PRESENTATIONS**

CHAIR GOMEZ	A. Draft Housing Element Presentation.
COMMUNITY DEVELOPMENT DIRECTOR SIMPSON	Thank you Chair and Commission. Tonight's Draft Housing Element presentation will be presented to you by Matt Kowta, our consultant from BAE, tonight.
MATT KOWTA	Thank you Marilyn. Good evening, Chair and members of the Commission, and members of the public. It's a pleasure to be with you. I'm going to share my screen with the slides in just one moment. Are you able to see that?
CHAIR GOMEZ	Not yet.
COMMISSIONER HARTMAN	City of Irwindale logo.
CHAIR GOMEZ	There we go.
MATT KOWTA	Alright, let me go to the next slide. We are here this evening to present the public review draft of the 2021-2029 Housing Element Update for the City of Irwindale. We have had this draft out on the street since November 10 th , and tonight we are at the end of our initial public comment period on the draft before we make some changes, revisions, updates that may be needed before passing the document on to the State Department of Housing and Community Development, for their review and comment on it. We will talk about next steps after that. At this point, we want to give a quick presentation, kind of high-level overview of the Housing Element, tell you about the input that we received at the workshop on November 10 th when we presented the draft and the same information, and also let you know about any input that was received on the draft. Since the public has had the opportunity to review the full document, which was made available on the City's website beginning on just before the 10 th . So, you could hear about that, and then we'd like to get any additional public input that may be given this evening, and then also get the Planning Commission's input and feedback on this draft before we get it ready to submit to HCD. You can see down below the web address on the City's website where that Housing Element document is linked and can be downloaded for anybody who's interested. That's on the General Plan update web page. So, as I said, we'll have some background on the Housing Element update, much of which you've heard before, we'll review the housing sites inventory that was put into the Draft Housing Element after a lot of discussion and input we received before drafting creating the full draft. We'll review the updated Housing Programs List. So, this is new since we issued the draft that was a new feature of the draft, and the feedback we received at that November 10 th Community Workshop. So then again, looking for any additional community feedback on the document, Planning Commission discussion and

direction, and then we'll talk about next steps. So, this is just background information, many of you have seen this before but just for the benefit for anybody on the audience, who have not been with us at all in the steps along the way. What is a Housing Element? A City's plan to meet local housing needs, provide access to housing opportunity within the cities, that's a big goal of the Housing Elements. It's one component of the overall City of Irwindale General Plan. Every city and county in California must have a Housing Element as part of their General Plan. Typically, you're on an 8-year update cycle, and each time the update needs to be reviewed and approved by the California Department of Housing and Community Development and Los Angeles County. These current Housing Element updates cover 2021 to 2029. There is a California Government Code Section 65580 and onward, which covers all the law of the Housing Element. Some of the key objectives of the Housing Element Law are to plan for housing production. A key piece of that, a key metric, is accommodating the projected regional housing need allocation or RHNA, which is an allocation of new housing development at various income levels that each community within the State needs to plan for. Housing Preservation, so the goal is to protect and rehabilitate the existing housing within the community, particularly affordable housing resources. A new emphasis that's something that's always been part of Housing Elements but a lot more focus on this 6th Cycle on affirmatively further fair housing. So, taking steps to actively address inequities and access to housing and remedying situations that may have come from historical patterns, and so forth that have created inequity or unequal access to housing opportunity. Housing for all the concept here being that you need to plan for all socioeconomic segments of the community so low income, moderate income, above moderate income, and also various special needs populations such as the elderly, disabled, families, and so forth. Let's talk a little bit about this 6th Cycle RHNA and the associated income levels for the various units. The RHNA starts with a projected statewide need that the State creates, and then they allocate those needs down to each region in the State. Then in each region typically the local council of governments, in your case the Southern California Association of Governments, allocates the regional need down to each city and county for a share of that. Again, there are components to meet housing needs at all income levels. Irwindale's 6th Cycle RHNA is 119 units. We need to plan to accommodate development of 119 new units. It doesn't necessarily mean the City is going to build those units, but we need to have planning in place, sites available, appropriate zoning to accommodate those units, and the units will be different types that are deemed to be suitable for households at various income levels. We'll get into that in just a moment. So, the housing element has to demonstrate that ability to accommodate the full RHNA by identifying the sites and also removing governmental constraints, putting together programs to support housing development, but again we're creating the opportunity, setting the stage for private enterprises, property owners, developers,

and so forth to build the units. The City is not going to actually build all of these units itself. Sites identified to accommodate the RHNA have to meet criteria defined by the State and we'll talk a little bit more about those specific criteria, but generally we want to have appropriate residential zoning access to the utilities to support those housing units, be developable within the next eight (8) years, and particularly for the lower income units portion of the RHNA we have to typically allow at least 20 dwelling units per acre of density of development. So, here is a breakdown of the 2021 to 2029 allocation, of those 119 units and you can see the comparison to the 5th Cycle RHNA, which was only 15 units. Irwindale like most other jurisdictions throughout the State, had a very large increase in the RHNA for this current 8-year period. So, it's been a challenge for almost every jurisdiction to identify how it can meet its new RHNA number, which is a considerably higher bar typically than from the 5th Cycle. You can see the breakout by income level: 36 at the very low, 11 at the low, 17 for moderate income, 55 for above moderate. These are not maximums. These are minimum targets. If the City can plan for more, if the City can accommodate more development, that's fine but at the minimum we need to have 119 units broken out by these income categories within the plan. So how do we translate those income levels to dollars and household incomes? This chart summarizes the 2022 household income levels for Los Angeles County, which are the relevant incomes for Irwindale. It shows what that really looks like so for example, at the very low-income level a single person would qualify if their income is \$41,700 per year or less. A family of 5 people with the household income of just under \$65,000.00 per year can qualify as low income. I'm sorry very low income. Low-income households could be as high as, for 5 person, almost \$103,000.00 per year. So, this gives us a flavor for what we're talking about when we're talking about planning for housing that can accommodate lower income households. That's people that are in these income bands or below, whereas you're above moderate and moderate incomes are considerably higher income households. Little bit deeper dive into the criteria for the housing sites. So, State of California is generally looking for us to identify sites that are at least a half-acre in size, and not more than ten (10) acres in size. That's what the State believes are the most practical to develop. For new housing, they're looking for sites that have infrastructure available to serve the new housing units or can have infrastructure provided to them, so that housing can be built within the next eight (8) years. The site should not have environmental constraints that would make it hazardous for housing to be built on the site and people to occupy that housing. The surrounding land uses should be compatible with residential use, and ideally the sites will be vacant or very likely to be redeveloped in the 2021 to 2029 time frame. All of this is kind of focused on identifying sites where housing can be built relatively easily, relatively quickly, at a reasonable cost within the next eight (8) years. Also, some other key points here already mentioned. For very low and low income sites, we need to allow at least 20 dwelling units per acre. We also need to be

mindful not to over concentrate sites for lower income housing in any one part of the community, and lower income housing should provide good access to schools, jobs, shopping, and services. Fortunately, most locations within Irwindale do have those locational attributes because you've got a lot of service, schools, and jobs and so forth throughout the community and nearby. So, let's get into the proposed housing sites, the five (5) sites that we settled on for this draft. You can see on this map that we have them distributed through the various parts of the City, and we'll talk about the details of each of those. You have Site Number 1 here on the Allen Drive site, Site Number 2 is at Ramona Boulevard as well as Site Number 3, and then sites 4 and 5. The Gold Line site is number 4 it's a very large site, and then Irwindale Avenue/Avenida Padilla is Site Number 5. So, here you have a summary of some of the key existing zoning, proposed zoning, assumed maximum densities, and the number of units we estimate could be accommodated on these sites. What you can see, is that in total we have potential theoretical of 210 units. If all of these 5 sites were developed in the way that we assume they would be developed, then within those 210 we could have a breakdown: 53 lower income, very low and low-income units, 48 moderate income units, and 109 above moderate-income units. Now, it's important to note that on some of these larger sites we're only talking about rezoning for a portion of the sites to be residential development. So, Allen Drive is about ten (10) acres in total, but we're only talking about residentially zoning six (6) acres in total there. In the Gold Line site that is 90 total acres within that large specific plan area, we are targeting one acre to be rezoned for residential development and mixed-use type of a setting, and then similarly in the Irwindale/Avenida Padilla area you have a total of 20 acres, but we're targeting 2 acres for different densities. So, one (1) acre at 30 dwelling units per acre and other acre at up to 14 dwelling units per acre so smaller portions of those larger sites. That's the inventory that we've included in the Housing Element. We'll just zoom in and take a quick look at each of the sites so here is Allen Drive. This is the whole 10-acre site so we need to identify which portion of the site would actually have that residential rezoning, six (6) acres of that so it would be about 2/3 of it. Site Number 2 on Ramona Boulevard, you can see here. Site Number 3 on Ramona Boulevard kind of a long, narrow strip that fronts on Ramona Boulevard. Site Number 4 the Gold Line/Reliance 2 Specific Plan area, this whole large areas. We'd pick one (1) acre out of this larger 90 acre area for residential development, and then Site Number 5 is the existing Business Park area. Twenty acres where we'd identify two (2) acres for residential development within that. Okay, next we have the Housing Programs. These are a key part of the Housing Element, and they outline the actions that the City will take during the next eight (8) years to support housing development, housing conservation, housing rehabilitation within the City. So, I'm just going to quickly highlight some policy areas, and then the associated programs within each of those policy areas. So, first one is to maintain the existing housing quality and affordability. We

have two (2) supporting programs; the residential code enforcement which is new, and then creating a local housing rehabilitation loan fund which is a carryover of a previous Housing Element Program. Policy Area Number 2, to remove governmental constraints to housing development. So, we have a number of new programs here, proposed use of CEQA exemptions for infill projects that qualify under State law for those CEQA exemptions. CEQA is acronym for California Environmental Quality Act which, excuse me, is the State law that requires examination of the environmental impacts from new development and often times but not always, results in the preparation of an Environmental Impact Report for a project. The exemptions would allow qualifying projects not to go through that process. Again, this is a provision in State law. Facilitating adaptive reuse of commercial industrial projects near transit is a new program where the City would really encourage reuse of certain properties, near transit, long commercial corridors, where it makes sense to have a new housing integrated with your commercial areas. Efficient project reviews essentially a project streamlining type of approach, to help new projects move through the process of approvals more quickly. Zoning Code amendments to comply with State law, so as we went through our analysis of potential governmental constraints, one thing we identify is a number of places where the Zoning Code needs to be updated to comply with new State laws. The State legislature is constantly passing new laws regarding housing as well as many other topics. But every eight (8) years is a good time to bring that Zoning Code up to date, make sure that your local code is consistent with those newer State laws. So, we've identified some places where that needs to happen, and that would be a program conducted in the next eight (8) years. Mixed-Use Zoning and Development Standards, this is new, you don't have mixed-use zoning within the City currently. So, this would create a set of planning guidelines to allow that mixture of housing and commercial uses on the same property. The 3rd Policy Area is to provide adequate housing sites, so this goes right to that housing inventory and accommodating the RHNA. So, our programs are to rezone the targeted housing sites. This is not a new program. You had called for that in the last Housing Element, but we are dealing with the new sites this time. Monitoring housing sites for no net loss. What this means is that we have an obligation to make sure that at all times the City maintains an inventory of land and sites available for housing development, that can accommodate the City's remaining unmet RHNA for the planning period. If we start out with 119 units and some of the land gets developed, we need to look at how many more housing units do we still need to build during the planning period, and does our remaining land accommodate that remaining RHNA. If not, then the No Net Loss Law, which is another State law, says City has to go out and identify other sites that could accommodate that shortfall. Arrow Highway Commercial Corridor Specific Plan is proposal to create a specific plan for the Arrow Highway Corridor and presumably within that specific plan area there would be some provisions for some

additional housing opportunities. General Plan Consistency is a requirement of State law, to make sure that the Housing Element and the rest of the General Plan are consistent and that your Zoning Code, and so forth, are also consistent with the General Plan. So, this is just a housekeeping type of a program to make sure that if there are changes that everything remains in sync, and with that internal consistency. Then finally facilitating housing development on large sites, I mentioned those two (2) locations within the housing inventory. The Reliance 2 location, as well as in the Avenida Padilla area where you have smaller, we're targeting smaller, and also Allen Street. We're targeting smaller portions of larger sites for housing development, and so we need to identify for HCD, how the City can help create the opportunity to basically create smaller pieces that have the right zoning for housing development that fall within that 0.5 to 10 acre size range and make those available for the housing development within the planning period. Number 4 Policy Area, Providing New Affordable Housing, several programs here. First using the Allen Drive site for attracting affordable housing, being that that is owned by the Housing Authority. You have the ability to use that site to attract a developer and negotiate with the developer to include some affordability within the housing, not just have it purely market rate development sold to the highest bidder and so forth. Creating Affordable Housing Linkage Fee Program, is a new program identified in this Housing Element. A Linkage Fee is a fee charged to new commercial developments that mitigates the impact of the new employee housing demand, that that new development creates. For example, if you have an industrial building and it has 100 employees there, that new development is actually bringing 100 new employees to the City. Those employees will be in need of housing and some portion of those employees would need affordable housing (below market rate housing) due to their income levels. The linkage fee would be backed by a Nexus study that identifies that relationship, and creates a fee that is set to mitigate that affordable housing needs. The City would collect the fee and then that fee could be used to partner with say an affordable housing developer to build affordable housing within the City. Tenant Based Rental Assistance is a program to help lower income households find rental assistance that is helping them to pay their rent. A common program is the Section 8 Voucher Program out of HUD that provides somebody with a voucher, qualified household with a voucher, that allows them to pay 30% of their income for housing and then HUD via the voucher pays the difference, so that they can afford housing unit that otherwise would not have been affordable. The Affordable ADU Incentive Program is a program to encourage property owners to create accessory dwelling units, ADU's, and to make them affordable, and available to lower income households. So that you can use those accessory dwelling units as a way to expand the affordable housing supply locally. The ADU Design Templates Monitoring Program is a program to basically provide some free set plans to property owners, so that if they want to put in an ADU on their property they've got a pre-

approved plan that they can use to streamline that process. Then the monitoring component is calling for the City to monitor with the property owners, how those ADU's are used, and what level household affordability they're serving so that can be acknowledged in the future planning for housing within the City. Then finally program number 18, I mentioned that the State's always passing new housing laws and they kind of trickle down to impose requirements on the City. This program would incorporate those new State law changes, and essentially acknowledge that locally if the State law says a certain thing has to be permitted and so forth, then that would become part of the local program. Policy number 5, Affirmatively Furthering Fair Housing, also abbreviated as AFFH, and addressing special housing needs. So, you can see we have some programs addressing senior housing opportunities, housing for people with disabilities, a fair housing outreach program, providing some streamlined approvals for affordable housing, workforce housing development, and really to use your linkage fee monies from that new linkage fee to help stimulate new housing development is affordable to members of the local workforce. The Affordable Housing Development Assistance and Implementation Guide, kind of a how to for people that are interested in building affordable housing within the City. Reasonable Accommodations is a process for people with disabilities to request exceptions to local rules and processes that would make it difficult for them to enjoy housing within the community because of the kind of disability that they have. This is a fair housing requirement to provide those reasonable accommodations, so people that have certain kinds of special needs or disabilities are not denied the ability to enjoy living within the community. Then, finally number 26, Homeless Service Strategy, looking at those people that are currently unhoused, not adequately housed, at risk of being homeless, and really working to address those needs. So, that brings us up to the very last set of programs. Policy number 6, Promoting Sustainability Energy Efficiency and Healthy Community, we have grants for green appliances, solar sustainability, and energy efficiency at home, so that's one program. Sustainable Community Design, so designing new developments in ways that they can encourage walking, biking, limiting the amount of auto use, limiting the amount of water use, energy use, and so forth starting from the very early design phase of the project. Then a biannual trash and hazardous item pickup for residential locations within the City to help residents remove as hazardous materials and so forth from their properties. So, those are all the policies and programs. We presented all this information at the workshop on November 10th, and we just want to summarize really quickly what kind of feedback and input we received at that workshop. First thing to note is that most of the comments that we received at that meeting were really requests for clarifications on various aspects of the Housing Element Update. People had questions about what we presented, what's in the Housing Element Document. We provided answers, and clarifications, and so forth, but there was some specific input given on the housing

programs. Participants expressed support for programs that would help lower income households become homeowners over time. There was support expressed for housing for seniors. There was also a concern that housing rehabilitation assistance should not come with strings attached that were excessive in terms of preventing homeowners from being able to access the equity in their home. So having a balance, provide assistance, but don't put so many conditions on the participants in the programs that they're kind of stuck and not able to decide how they want to use the equity in their home. On the housing sites, we talked about all those sites. We did not have any specific input on any of these sites, but just a general statement of support for placing lower income sites near existing residential areas. Then on other aspects of the Housing Element, one participant expressed interest in future meetings with Planning Commission and the City Council to discuss the Housing Element Update. They felt that in front of your Commission and in front of the City Council, is where the rubber was really going to hit the road, so we informed them of these meetings that we're having so that there's the opportunity for further dialogue. And then another participant expressed interest in the City, having some future workshops to help prepare residents for home ownership and perhaps to be ready to take advantage of programs that might ultimately create some new affordable housing opportunities or new home ownership opportunities within the City. We have a placeholder slide here for any additional community input received since the workshop. Again, people have the opportunity to download the Housing Element Document, review it in detail, provide any comments or feedback on any aspect of the document, and as of this date, we did not have any specific feedback on any component of the Housing Element. Not on the housing programs. Not on housing sites. Not on other aspects of the Housing Element. That is what we have to report there and then of course we will consider any input received this evening as part of the public review process for this document. So, with that I think I'll open it up to questions from the Commission, and then if you have specific comments or feedback you'd like us to have, and then also I think you're going to accept public comment on this item, so we can kind of hit those items. Then after that, we'll talk about what the next steps are. Then we have one more slide to let everybody know about some General Plan Update stakeholder interviews that are happening, and opportunities to get involved with that. Let me stop there and see if the Commission has any questions.

CHAIR GOMEZ

Thank you for the presentation, it was very thorough. Any questions at this time, from the Commissioners?

COMMISSIONER
FUENTES

None, very good job.

COMMISSIONER
HARTMAN

I have one question. Under Irwindale's 2021-2029 RHNA, the 119 units, what happens when there is no more property? I mean, I'm talking way down the road.

MATT KOWTA

Sure, yeah, no that's...

COMMISSIONER
HARTMAN

Does that mean that they're actually going to have to eventually, like shut down some of the commercial buildings, tear them down and build housing?

MATT KOWTA

Well, it could mean a number of things. I mean that would be one option. The other option, of course, would be to identify some other kind of vacant property or underutilized property. So you know, there may be not a lot of vacant parcels, but there may be parts of parcels that are vacant where say you have a building with a very large parking area, and if all of that parking was not needed to serve the building then potentially some housing could be added into a location like that. You could also have redevelopment, which kind of be a variation of instead of just shutting something down you could maybe redevelop the site, where you could accommodate the existing use but also some additional housing. I should say in addition to commercial properties the State expects jurisdictions to consider public properties. Properties that are used for things other than housing or residential. They really want you to kind of turn over every stone. It's becoming more of an issue for jurisdictions with these really large increases in the RHNA, where you know previously might not have been that challenging to find a place for 15 housing units within a community, but when you do an almost tenfold increase, eightfold increase, it suddenly becomes a lot more challenging. So, we're seeing jurisdictions all over the State having to really take a look at all those kinds of options that I that I've mentioned.

COMMISSIONER
HARTMAN

Eventually if it keeps going you're not going to have any place.

MATT KOWTA

Yeah, and then what they're looking at is densification. So, if you've got a site that has two (2) houses on it, how can you get four (4) houses on it, and so forth. I think you're quite a ways away from that kind of situation in Irwindale, but the State in its planning does not consider being out of land a reason for a community to just not plan for any growth. They expect looking into ways to accommodate growth even if there is no vacant land.

CHAIR GOMEZ

Any additional questions? Yes?

VICE-CHAIR
BURROLA

So if I understand this correctly, the 119 units is based on the City's need not on the available land?

MATT KOWTA

It's based on the City's share of the regional need and it doesn't...

VICE-CHAIR
BURROLA Not on the land we have available?

MATT KOWTA Yeah, Yeah.

VICE-CHAIR
BURROLA Okay.

MATT KOWTA It's a little bit of a simplification, but that's essentially the answer.

VICE-CHAIR
BURROLA So given that fact, we do have future mining sites that are being filled, according to their Reclamation Plan, which is a State required document that they need for mining to continue mining. Is it a possibility in the future to look at these Reclamation Plans, and amend them to require, you know, the landowner at the end of the fill to give up, you know, like you were saying, an acre or two (2) for this 119 unit requirement. You know it's a State requirement, you know, the State is requiring the City to come up with 119 units. So, is it possible to amend these Reclamation Plans and Development Agreements?

MATT KOWTA Yes, I would probably have to defer to City Staff, maybe the City Attorney on, you know, the exact legal process that you would have to go through to do that. I think over the long term as these sites become reclaimed and become available for something other than mining, then housing is certainly one of the uses that could be looked at just like....

VICE-CHAIR
BURROLA Oh, we lost him.

MATT KOWTA Portion former mining pit has been identified for housing, so I would think as other pits get mined out and then reclaim that there may be additional opportunities.

VICE-CHAIR
BURROLA Would that satisfy the 119 units that the State is requiring? I guess that is something we have to look into you are saying.

MATT KOWTA Right and I would say again, these 119 units have to be, they have to have the potential to be built by 2029. So it may be that you know if you've got a pit that's winding things down, but not for five (5) or six (6) years that site maybe could be identified in 7th Cycle Housing Element Update as an opportunity site, but it wouldn't necessarily be available for the 6th Cycle that we're dealing with right now. You will have a new RHNA for the 7th Cycle and then that's possibly where one of those other mining pits could come into play.

VICE-CHAIR
BURROLA Because right now they're actively filling the 40 acres site, I believe over there at Hanson, which is west of the 605...

MATT KOWTA Okay.

VICE-CHAIR
BURROLA I am not sure what their, I forget, what their Reclamation Plan says for that, but maybe that falls in the 6th Cycle, like you're saying as far as timing. Just to look into it, you know, to see if we can, you know, grab some of those units.

MATT KOWTA Yeah. Okay.

VICE-CHAIR
BURROLA Thank you.

MATT KOWTA Thank you.

CHAIR GOMEZ Any other questions? I have a few questions so just to piggyback on the reclamation land at the last City Council Meeting, we were speaking to the pit that is now the Speedway. Now, so has the State volunteered or offered any money to address the housing need?

MATT KOWTA Well, the State does have a number of housing programs that are available. They tend to be competitive and of course, oftentimes they're oversubscribed in terms of the people applying for the money, relative the amount of money that's available, but having a Housing Element that is considered legally adequate which is what we're working on, is typically one of the requirements for a City or County to apply for State housing funds. By going through this process of updating the Housing Element and getting it in compliance with all the new State Laws then that could position the City to be able to go out and apply and compete for some of those housing monies.

CHAIR GOMEZ Got it. So back to the reclamation, so the Speedway has some serious issues. One of the things that could happen, and we can push the hand of the State if they're forcing in the in the, so are we saying that in Cycle 7 we're going to have additional requirements for housing?

MATT KOWTA Yes, so if history, you know, can inform us every Housing Element Cycle, jurisdictions get a new arena. For example, if you were to see housing construction for all these 119 units for the 6th Cycle, then the 7th Cycle comes along you'd have a new RHNA, some new goal. It kind of keeps, you know to kind of use that sports analogy, it keeps pushing the goalposts out further. In the State's minds, you know, communities are never done. You never get to that point where they say, "okay you've built enough housing, you don't have to do this anymore." There's always a new RHNA with the next Housing Element cycle.

- CHAIR GOMEZ Yes, I mean that completely makes sense. However, you know going from 15 to 119, and then the 7th Cycle wondering what that increase will be but back to the Cycle 7. Since we can't do it in Cycle 6 to mandate, the State mandates us a particular number, then we should also you know try to get some money so that even like the Speedway to do, they have to empty the pit and redo it. The State can help pay for that and then that can be a whole level of housing. I know that's just an example for Cycle 7. So, I have some additional questions really quick. I just want clarification, so when we're going through the policies, 1 through 5, the policies are mandated by the Housing Element. Then we supplied the programs that spoke to each policy?
- MATT KOWTA No, the policies and the programs are really locally created. It's not to say that a Housing Element doesn't have to have policies and programs, it does. The Housing Element Law says that as we go through the required analysis of housing needs, governmental and non-governmental constraints on housing, fair housing issues, and so forth, as we identify what's happening within the community, and we identify different needs, we identified different constraints or issues or challenges, then the Housing Element policies and programs need to respond to those and state how the City is going to take action. They don't require that, you know, we have these exact six (6) policies...
- CHAIR GOMEZ So if I may, we created these and then we put programs in and what we thought. That's excellent. I think they did a wonderful job here.
- MATT KOWTA Yes.
- CHAIR GOMEZ I appreciate that, and I just wanted to say that. I wasn't sure whether that was mandated. It's a great presentation and how we will... I think that you derive these from the meetings and also from what the residents anticipated. I do really like the policies and also the programs that speak to them. Excellent job. So, then I would just particularly, if we go to policy 6 in program 7. When it speaks for grants for green appliance solar sustainability, I just would rather it be mandated that we give money, not just grants so that it's competitive, but that they automatically get it. That there's not a choice anymore to build homes that are sustainable in every area. You know we're doing climate change. The electricity, we had electricity issues in the summer, in the winter because we need to build homes that are climate adjustable without sustaining self on electricity and solar power. So, I'm just suggesting that other than grants that we should mandate they give them money or the project has to be sustainable energy. I have no further questions or any of the commissioners. We thank you for this presentation. I know that this is the structure. We're going to go back, and then you can fill us in on the next step.
- MATT KOWTA Okay.

ASSISTANT CITY ATTORNEY TRAXLER	Madam Chair if I may before we move on if you wanted to open it up for public comment.
CHAIR GOMEZ	Yes, please. Um let's open it up now for public comment. Do we have anybody. Thank you.
ADMINISTRATIVE SECRETARY HERNANDEZ	I'll first start with the Written Communications, we got yesterday.
CHAIR GOMEZ	Okay, thank you.
ADMINISTRATIVE SECRETARY HERNANDEZ	So we did receive a letter from a Mary Linares. They are Attorneys from Southwest Mountain States Regional Council of Carpenters. The letter references development projects and addresses issues regarding development. It includes a request to require a project to be built using a local workforce that is trained in Infection Control Risk Assessment, ICRA protocols, with local workers who have graduated from a Joint Labor-Management Apprentice Program. This is the letter that was received yesterday.
CHAIR GOMEZ	Thank you. Any other communications, Spontaneous Communications?
ADMINISTRATIVE SECRETARY HERNANDEZ	Tier 1, no one from Tier 1. Tier 2, no one from Tier 2.
CHAIR GOMEZ	Alrighty, then we'll close Spontaneous Communication and continue with the presentation for the next step for the Housing Element.
MATT KOWTA	Okay. So, let me switch to, oh I'm not sharing my screen, am I? Give me one moment and I'll get that next steps slide up on the screen. You should be able to see it now. So, you have heard about the Housing Element Update, and this evening I've not really heard a lot of direction for making modifications to the Draft Housing Element that we've presented. Maybe there's a little bit of potential for looking at Program 27 language to see if there's some language we can incorporate it in there to make sure that it's clear that City wants new development projects to be as sustainable as possible. So, we could take a take a look at that. Then what we would do is with some limited modification, we would get this draft ready to send to HCD for their statutory review. They are given 90 days to review the Element for compliance with State law, and then they'll send a letter back to the City typically right on the 90 th day, and they'll state whether they believe as is it's in compliance with the law or whether they believe some adjustments need to be made before the City Council adopts the Housing Element Update. You all may have been hearing that in the 6 th Cycle the

State's been very, they've been looking very closely at the Housing Elements. They've had a very high bar for what they consider to be legally adequate, and they've provided typically a lot of comments on the Housing Elements in their first draft, and even on second drafts and third drafts. There are nearly 200 jurisdictions in the Southern California Association of Governments Region, and only about 25% or so of the jurisdictions have had their Housing Elements approved so far. So, we will do our best to respond and revise the Draft Housing Element to address any comments that we do get from HCD. Then we would anticipate bringing the document back to the Planning Commission for another look. The Planning Commission could then recommend the document for adoption to the City Council, and then if the City Council agrees that they would adopt it, and it would become unofficial part of your General Plan, but then it goes back to HCD for another review. That's a 60-day review and at the end of that review they need to either state that it's in substantial compliance which means they are certifying the Housing Element, or they need to identify what deficiencies they believe are still there and outline what changes need to be made to that document. So, we still have some continuing opportunities for public input on the document, as we go. We'll keep sharing the evolving document with the public. There will be opportunities for review and input before it gets adopted in its final form by the City Council. Those are the steps and I think we have just one more slide. I think maybe Marilyn was going to talk a bit about the stakeholder interviews for the General Plan Update Project.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you Matt for the thorough presentation. Thank you, Commissioners and Chair, so in addition to the Housing Element that's being updated, we're also updating our Safety Element. There is a new Element, the Environmental Justice Element, that the State is requiring. Our consultant, ESA, they're conducting stakeholder interviews and we really encourage community input and participation. We will post it on the website, you know as well, if you have anybody listening in the audience and the Commissioners. If anyone has expressed any interest in this please share this information. So, if you would like to participate, you can contact Sylvia Palomera directly. Her e-mail is spalomera@esassoc.com or call her at 818-356-5768, and the information it can be anonymous there and you can share that information. If you're more comfortable, anyone, you can contact Community Development. You can contact me, Marilyn Simpson, I'm at Msimpson@lrwindaleca.gov or call me at 626-430-2209 and we can provide the comments to ESA, but really encourage, you know, as much participation.

CHAIR GOMEZ

Thank you. So, what I understand and I think that the Commissioners understand that this is the first review. Some of us went to several of the meetings. I was fortunate to go to all the meetings except for one. I think that you derived great accurate picture for the City of Irwindale in this document. Also, you know the residents had a lot of concerns and they seemed to be reflected as well. So, we will have the opportunity. I think you should take it and run with it now. We have the opportunity when you get some comments back to review it again, and also have the public review it again when it comes back for the comments provided by the Housing Authority in the State of California. Since we are only out of this discussion and presentation, we don't need to do any kind of motion or anything. Alright, any other questions to that? Then we are going to move on. Okay, thank you. So, Number 5 Community Development Director Report.

**COMMUNITY
DEVELOPMENT
DIRECTOR REPORT**

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

Thank you Chair and Commission, so this is our last meeting this year. I do want to say Merry Christmas, Happy Holidays, Happy New Year, all that. I'm looking forward to next year and I do want to say on behalf of Community Development, in the Planning Division, that it has been our pleasure to serve you, and to work with you, and we look forward all this exciting stuff that's going to be happening here. Then I want to say thank you to Commissioner Hartman. This will be his final meeting. So really want to tell you what a pleasure it has been working with you. I've been here six (6) years and you put up with me for six (6) years in here, so please take his example with that. Just want to let you know, we wanted to have a little bit of a celebration. We do have some sweets that we would like to share, you know, after this meeting. So, if everyone wants to stay around.

CHAIR GOMEZ

Thank you. Thank you so much.

COMMUNITY
DEVELOPMENT
DIRECTOR
SIMPSON

And that's all I have.

CHAIR GOMEZ

Thank you.

**LEGAL COUNSEL
COMMENTS**

CHAIR GOMEZ

Anything from Legal Counsel at this time?

ASSISTANT
CITY ATTORNEY
TRAXLER

No thank you, but I echo all of Marilyn's sentiments.

**COMMISSIONER
COMMENTS**

CHAIR GOMEZ

Commissioner Comments.

COMMISSIONER
FUENTES

I would like to just commend the City Manager, Staff, that did all the holiday decorations. It looks unbelievably beautiful. It is quite a sight. I tell people to drive by City Hall and up and down of the street here, and just take a look at everything they have done. So, if you could pass that on to the workers that did it, to everybody that was involved with it. Excellent, excellent job. It looks beautiful.

COMMISSIONER
HARTMAN

I agree, it does look good.

CITY MANAGER
MIRANDA

Thank you, we will convey that sentiment.

CHAIR GOMEZ

I want to take this time to thank everybody for their hard work, Staff, Council, and my fellow Commissioners. I appreciate it, this year went by really quickly. I had the opportunity to work with Commissioner Hartman many, many years ago when I was in the Planning Commission. I was lucky to work with him again, an asset and he was a good mentor, and we wish him the best. We want to wish everybody a Merry Christmas and Happy Holidays. So let's party, I am kidding.

CITY MANAGER
MIRANDA

Chair. Chair.

CHAIR GOMEZ

Yes.

CITY MANAGER
MIRANDA

Chair if I might, you know, in my previous stance as a City Council I just want to also echo the comments for Commissioner Hartman. You know Commissioner Hartman, you have handled your business here with the City with nothing but dignity and class. I really do appreciate all your hard work that you put into this community. You have always been around for various events; don't think we don't notice. We see. Your heart is in it, and we've always seen that about you through the last 19 years and even before then. So, I want to thank you very much for your commitment and for your service to our City. You will be missed. Thank you.

CHAIR GOMEZ

We hope we continue to see you at least at the cornhole toss.

PLANNING COMMISSION MINUTES
REGULAR MEETING

December 21, 2022
PAGE 20

COMMISSIONER
HARTMAN

I would like to thank everybody, everybody in this room. I've really enjoyed doing this job. I love everybody in this place. I love this City. This City has pretty much adopted me. I will continue to be at all the events. I'm not going to give that up. I enjoy being in the community so, thank you very much to everybody.

CHAIR GOMEZ

We adjourn this meeting. Merry Christmas everyone.

COMMISSIONER
FUENTES

Chair.

CHAIR GOMEZ

Yes.

COMMISSIONER
FUENTES

Can we adjourn this meeting in honor of Mr. Hartman, please?

CHAIR GOMEZ

Absolutely.

COMMISSIONER
FUENTES

I would like that on the record.

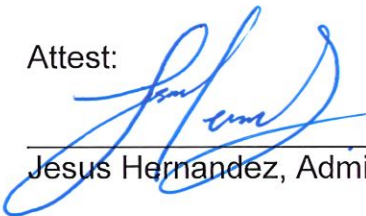
CHAIR GOMEZ

Okay, thank you.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:31 p.m.

Attest:



Jesus Hernandez, Administrative Secretary

Suzanne E. Gomez, Planning Commission Chair

Approved as presented at the meeting held April 19, 2023