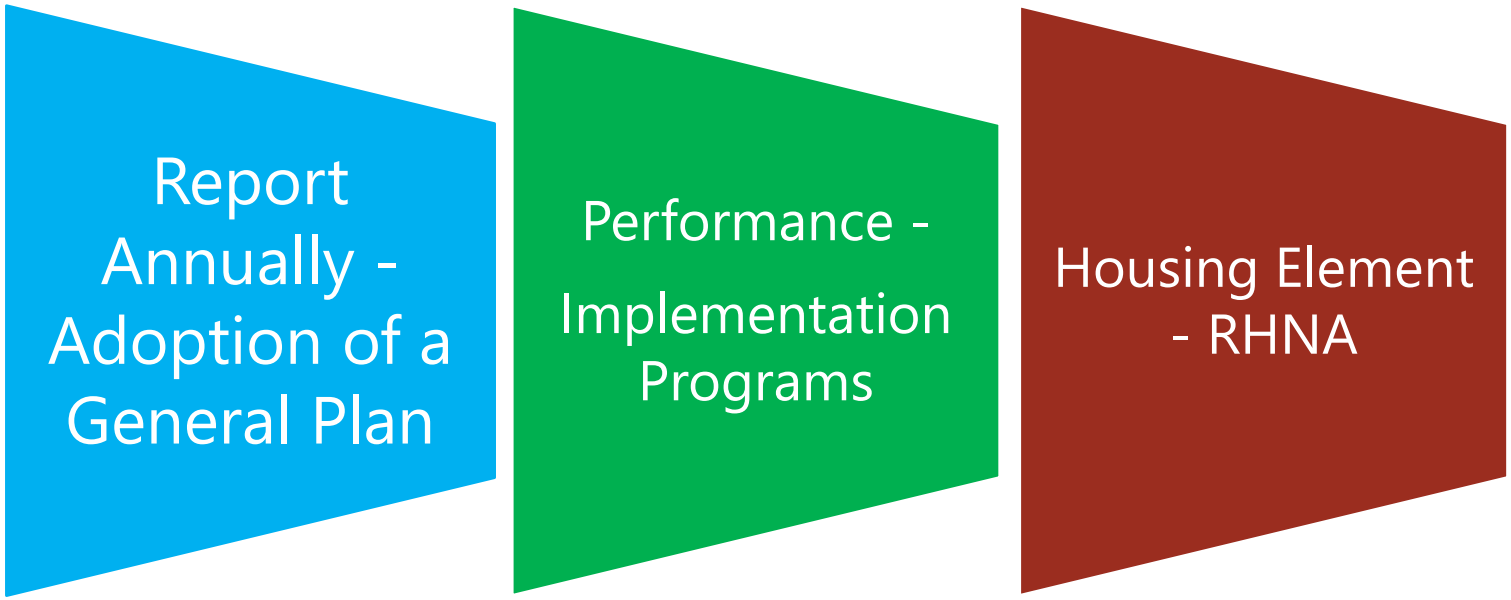
File PL 24-4461
2023 General Plan Annual Report

Planning Commission Meeting

March 12, 2024

Background



After the Planning Commission's review and City Council approval, the report must be submitted to the Governor's Office of Planning and Research and the Department of Housing and Community Development

General Plan Implementation

- General Plan Monitoring System – metrics established
  - Housing –Residential, Commercial, Affordable Housing, etc.)
  - Economic growth (e.g. jobs)
  - Infrastructure and Services-Park, Police, and Fire
  - Impact – Traffic, Air Quality, and Green Housing Reduction
  - Population

- Housing Element Programs Implementation (LEAP Grant)
  - Realty Planner Group
  - 11 Tasks completefd

General Plan Implementation-cont.

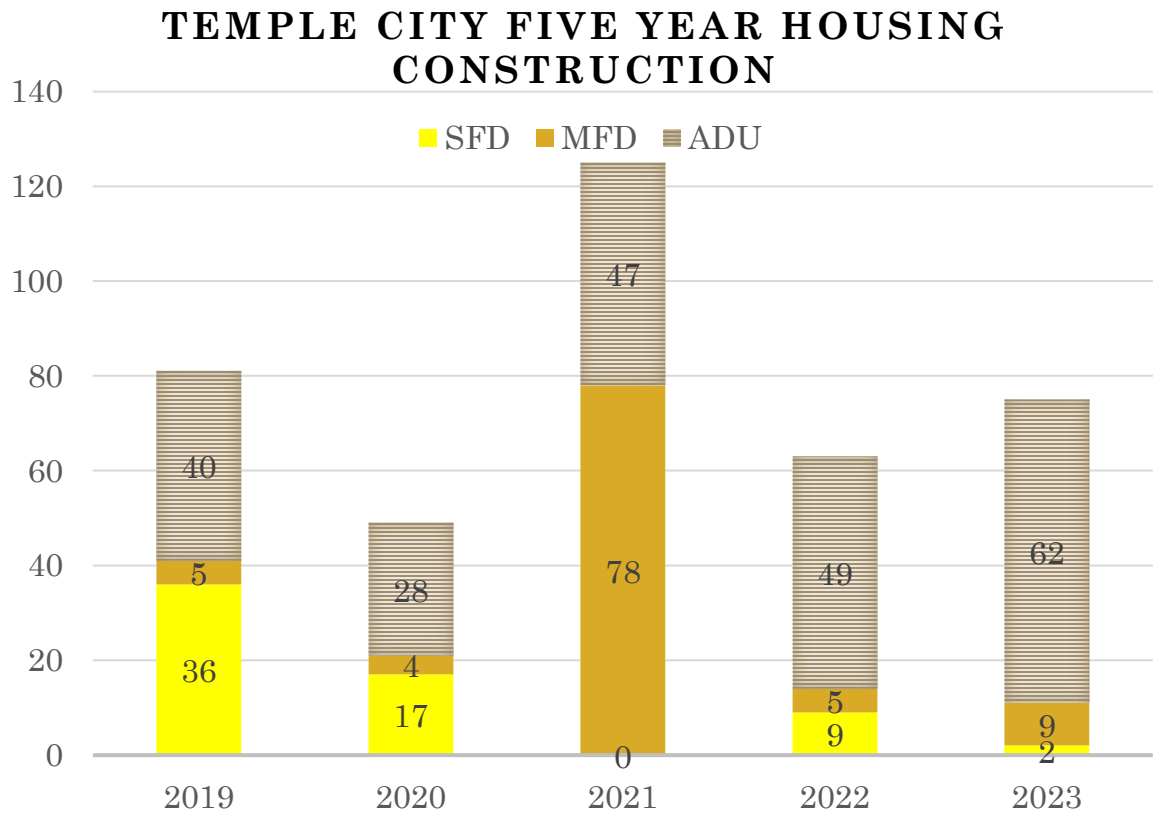
Others:

- Objective Design Standards (ODS) for R-2
- Series C Code Amendment
- SB-9 Code Amendment and Government Constraints Analysis
- Codified rules for artificial turf
- Concept design for the public counter of the City Hall
- Request for Proposal for the City's Subdivision Regulations
- COG's Inclusionary Housing Ordinance Study (market condition study) – being reviewed by a third party

Housing

2023 Housing Summary

Permits Issued		Certificates of Occupancy Issued	
Category	Total	Category	Total
New Single-Family Units	2	New Single-Family Units	2
New Multi-Family Units	9	New Multi-Family Units	79
ADUs	62	ADUs	42
Total	73	Total	123



RHNA

Permitted Units Issued by Affordability

Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	630					149	**481**
	Non-Deed Restricted		15	12	60	62		
Low	Deed Restricted	350	-	-	-	-	-	**350**
	Non-Deed Restricted		-	-	-	-		
Moderate	Deed Restricted	369	-	-	-	-	-	**369**
	Non-Deed Restricted		-	-	-	-		
Above Moderate		837	3	73	15	11	102	**735**
Total RHNA		**2,186**						
Total Units			**18**	**85**	**75**	**73**	**251**	**1,935**
		5					**6**	**7**

	Extremely low-Income Need		2021	2022	2023	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*	315		-	60	62	**122**	**193**

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Site Inventory

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	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	630	350	369	837	2,186
ADUs	41	23	123	6	82	275
Entitled/Proposed Projects[1]	-	24	-	-	142	166
Remaining RHNA	See Very Low	542	227	363	613	1,735
Site Inventory[1]	See Very Low/Low	1,067		408	660	2,135
Surplus	See Very Low/Low	298		45	47	390

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2024 Work Plan

	Task Name	Deliverables
1.	Subdivision Regulations	Retain a consultant and complete the update of the City's subdivision regulations
2.	Objective Design Standards	Develop and codify Objective Design Standards for R-3 and Mixed-Use Zone
3.	ADU Plan Template	Retain a consultant and development template plans for small ADUs
4.	Impact Fee Study	Study and adopt an impact fee

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2024 Work Plan Cont. 1

Tasks to implement Housing Programs		
5.	A2-Multi-family Sites Inventory	Develop sites inventory map in GIS for the Housing Element
6.	A3-Special Needs Housing	Amend the zoning regulations to include emergency shelters as a nondiscretionary use in MU-B, remove the outdated reference to the CC Zone, and allow Low Barrier Navigation Centers by-right in zones where mixed-use, or multi-family uses are allowed. Special needs housing will be allowed in high resource area
7.	A5-Rezone re-used Sites	Pursuant to Government Code, amend the Zoning Code to allow Development by right at appropriate density for the two sites identified with the previous Element when 20% or more units are proposed as affordable housing
8.	A7-Crossroads Specific Plan Amendments	The City will evaluate 1) allowing standalone multi-family residential projects in appropriate locations within the MU-C district, and 2) the prohibition of residential uses within 250 feet of the intersection of Rosemead Blvd/Broadway and Rosemead Blvd/Las Tunas Dr. to determine if more opportunities for residential uses can be allowed
9.	A8-Infrastructure Grants	Research grant for infrastructure funding to facilitate housing production
10.	B5-Accessory Dwelling Unit Ordinance	Update the ADU Code according to State law
11.	B6-Density Bonus Provisions	Amend the Municipal Code to comply with State law
12.	Study Inclusionary Housing Policy	Make a recommendation for the adoption of an inclusionary housing ordinance provided it is found to not be an impediment to the production of housing
13.	B8-Enhanced-Density Bonus	Adopt enhanced density bonus provisions if supported through the City's evaluation

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2024 Work Plan Cont. 2

14.	C3-Community Care Facilities	Amend the Zoning Code to allow Community Care Facilities in R-1 and R-2
15.	C4-Eliminate Minimum Floor Area Standard	Amend the Zoning Code to remove the minimum floor area to allow smaller units, and process at least one application with smaller units during the planning period
16.	C6-Safe parking	Make a recommendation to the Planning Commission and City Council regarding a Safe Parking program
17.	C7-Sewer Reconstruction Fee Evaluation	Prepare a study to evaluate the sewer reconstruction fee
18.	C-10-Farmworker Housing	Amend the Zoning Code and Crossroads Specific Plan to allow employee housing consistent with Health and Safety Code
19.	C11-Parkng requirements for small units	Increase the stock of smaller units by monitoring and, if needed, revising those standards if found to be a constraint of smaller units construction
20.	C12-SB9 Requirements	Amend the urban lot splits and urban dwelling requirements. Conduct a constraints study

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2024 Work Plan Cont.3

21.	D4-Condominium Conversion Restrictions.	Assess condominium conversion thresholds and amend associated requirements if appropriate to not allow any apartments to convert to condominiums without compliance with the City's condominium conversion requirements, and the City's goal is to have zero rental apartment buildings converted to condominiums through 2029
22.	E1-Fair Housing Program	Raise awareness of the HRC (Housing Rights Center) services, which the City will track through surveys of the community conducted every two years
23.	E2-Rental Assistance Program	Establish a rental assistance program
24.	E3-Anti-Displacement Resources	Produce anti-displacement materials and conduct outreach to notify potentially at-risk households of such resources, educating or preventing 10 households or people from displacement on an annually basis
25.	E5-CEQA Mitigation Measures	Projects inconsistent with the General Plan Update and Crossroads Specific Plan EIR mitigation measures will not be approved unless a statement of overriding consideration is made that finds that the City's environmental justice goal is furthered with the project (see Program E4, Environmental Justice Goal Implementation); adopt an anti-idling ordinance; provide financial assistance to 10 households to conduct asbestos and/or lead testing and abatement

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Recommendation

- Find this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15306 (Information Collection) of the California CEQA Guidelines
- Review the General Plan Annual Progress Report (with changes to the RHNA report)and recommend that the City Council approve this annual report

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