

City of San Gabriel 6th Cycle Housing Element Update Outreach Workshop #2

Monday, May 10, 2021 at 6:30 pm
GoToMeeting Webinar / YouTube Streaming / Local Cable Public Access Channel 3

Introduction

On May 10, 2021, the City of San Gabriel held a second virtual Outreach Workshop as part of a series of public meetings for the 6th Cycle Housing Element Update (HEU). This workshop was the first item during the regular monthly Planning Commission meeting. The workshop was opened by Samantha Tewart, Planning Manager, who welcomed attendees and provided context on the Housing Element Update. Ms. Tewart introduced Jennifer Murillo, Senior Associate at Lisa Wise Consulting, Inc. (LWC), who presented on the following topics:

- Housing Element Background and Basics
- HEU Preliminary Report

The Preliminary Report provided a high-level overview of the technical analysis conducted during the update process that will inform the development of housing policies and programs, including:

- Housing Needs Assessment: A review of San Gabriel's socioeconomic and housing stock conditions and corresponding housing needs
- Housing Constraints Assessment: An assessment of governmental, market-driven, and environmental constraints to housing development
- Programs Review: An evaluation of programs from the 5th cycle housing element
- Housing Resources Assessment: Resources available to support the development, preservation, and rehabilitation of housing

The meeting then provided an opportunity for public comment to clarify any questions or provide any comments attendees might have about the preliminary findings and the update process. The meeting was attended by five Planning Commissioners, Commission Secretary, legal counsel, City staff, and members of the public.

Format

The public meeting was facilitated by City staff, with assistance from LWC. Due to COVID-19 conditions, the meeting was held virtually via GoToMeeting for presenters and streamed live on the City's YouTube channel and cable Channel 3, Public Access Channel. Public comment could be submitted through email, consistent with the City's COVID-19 protocols for Planning Commission meetings.

Notifications of this Outreach Workshop were distributed by the City via email to their listserv of approximately 39 individuals who consist of residents and other stakeholders in San Gabriel.

The City also emailed housing stakeholders and organizations soliciting participation in the Housing Element update process and encouraging attendance at this virtual workshop. Email recipients included:

- Housing Rights Center
- San Gabriel Valley Habitat for Humanity
- Asian Youth Center
- La Casa de San Gabriel Community Center
- YMCA San Gabriel Valley, Intervale Senior Services
- The East Los Angeles Valley Community Union
- Herald Community Center
- National CORE and Hope Through Housing Foundation
- Los Angeles Homeless Services Authority
- San Gabriel Valley Council of Governments
- Union Station Homeless Services

The meeting was recorded and posted on the City's YouTube channel and the City's Housing Element Update webpage (<https://www.sangabrielcity.com/1525/Housing-Element-Update-2021-2029>) so it may be viewed at any time. The City's project contact information was included in the presentation to facilitate additional comments or questions being provided at any time via phone or email.

Summary of Comments

The following is a summary of questions and comments received from Planning Commissioners during the Outreach Workshop. There were no additional public comments.

- The City has not yet collected affordable housing fees (fees are due at time of building permit issuance), but affordable housing fees collected by the City in the future would be committed to specific affordable housing projects throughout San Gabriel.
- One Commissioner expressed concern in meeting the City's RHNA through the sites inventory alone. The Housing Element Update team discussed multiple ways the City can provide adequate capacity for its RHNA, including ADU projections and recently permitted and entitled projects.
- The City should explore a variety of housing development types, including lower density multi-family typologies, to meet its housing goals.
- Some strategies to consider in the 6th Cycle include increasing investment in connecting people experiencing hardships or overpayment with resources to address their hardships, such as homeownership programs or a way to lower transportation costs for people who need to travel for work.
- One Commissioner inquired whether the Housing Element Update process will include an analysis of the implications of increased density on crime, fire, parking, and other issues. The Housing Element Update process itself does not contain an evaluation of impacts, but any resulting substantial rezoning program to increase density above what is currently outlined in the Zoning Code will trigger an environmental review.

- One Commissioner requested clarification on the consequences of not meeting the RHNA. The team clarified the difference between not having a housing element that has been certified by HCD and not being able to meet RHNA targets. The State has increased its level of enforcement for housing element compliance. Jurisdictions that do not have a compliant housing element can be ineligible for State funding opportunities and may have their land use authority limited. On the other hand, the State understands that jurisdictions are not directly responsible for the production of housing and there is a possibility they will not be able to meet RHNA targets despite their best efforts. They must, however, show they are committed to removing regulatory barriers and are generally supportive of proposed housing development.

Comments provided will be incorporated in the updated Housing Element and support the development of policies and programs for the City.

Screenshots

Screenshots from the Outreach Workshop are included below:

YouTube

Search

Housing Needs Assessment

- 55.4% of households are renter occupied
- Rents are slightly higher than in the county
- Nearly 6 of 10 renters are housing cost-burdened (>30% of income on housing costs)
 - Almost 32% are severely cost-burdened (>50% of income on housing costs)
- Renter-occupied households are more likely to be overcrowded than owner-occupied households

Percent of Income Spent on Rent	Number of Households
<10%	162
10-15%	369
15-20%	564
20-25%	474
25-30%	734
30-35%	347
35-40%	425
40-45%	928
>50%	2,133
Not Compared	544

American Community Survey 2014-2018 5-year estimates.

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San Gabriel, Housing Element Update

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Housing Constraints Assessment



Governmental:

- Minimum dwelling unit size precludes smaller units, which can be more affordable
- Mixed-use projects in commercial zones (C-1 and C-3) may only be 3 stories / 45 feet, while commercial projects may be up to 5 stories / 70 feet
- Per unit open space requirements are relatively high and may reduce the area that can be dedicated to housing

Zone		Min. Dwelling Unit Size (sq. ft.)	Min. Open Space
Low Density Multiple-Family Residence Zone	R-2	1-bed: 880	500 sq. ft. for each bedroom
		1-bed & den or 2-bed: 1,100	
Multiple-Family Residence Zone	R-3	2-bed & den or 3-bed: 1,320	400 sq. ft. for each bedroom
		Bedroom (excl. closets): 125	
Retail Commercial Zone	C-1	1-bed: 880	100 sq. ft. per each residential unit; plaza, community garden, or other open space area required for mixed-use developments > 3 acres
General Commercial Zone	C-3	2-bed: 1,100	
		3-bed: 1,320	



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