



SGVCOG Planning Directors' TAC Regular Meeting Minutes

Date: May 27, 2021
Time: 12:00 PM
Location: Zoom Virtual Meeting

PRELIMINARY BUSINESS

1. Call to Order
C. Hensley called the meeting to order at 12:01pm.
2. Roll Call
A quorum was in attendance.

Committee Members Present

Alhambra	P. Lam
Arcadia	L. Flores
Baldwin Park	R. Garcia
Covina	M. Lugo
Diamond Bar	G. Lee
Duarte	C. Hensley, J. Golding
El Monte	J. Mikaelian, T. Bu
Glendora	M. Carnahan
Irwindale	M. Simpson
La Verne	E. Scherer
Monrovia	S. Bermejo
Montebello	J. Serrano
Monterey Park	J. Moquin
Pasadena	D. Sanchez
Pomona	A. Gutierrez
Rosemead	L. Valenzuela
San Gabriel	A. Alvarado, M. Chang, S. Tewasart
Sierra Madre	V. Gonzalez
South El Monte	I. McAleese, R. Pelayo
South Pasadena	M. Lin
Temple City	S. Reimers
L.A. County DRP	J. Drevno

Absent

Azusa
Claremont
San Dimas

Guests

Caltrans	C. Trinh
The Arroyo Group	M. Munoz
The Arroyo Group	P. Burns
Cong. Land Committee	J. Shook
Cong. Land Committee	A. White

SGVCOG Staff

M. Creter, Executive Director
C. Sims, Staff
K. Ward, Staff
S. Pedersen, Staff

3. Public Comment
There were no public comments at this meeting.

4. Changes to Agenda Order
There were no changes to the agenda.

CONSENT CALENDAR

5. Review Planning Directors' TAC Meeting Minutes: 04/22/2021
Action: Review and approve.

There was a motion to approve consent calendar item 5. (M/S: S. E. Scherer/S. Reimers)

[Motion Passed]

AYES:	Alhambra, Arcadia, Baldwin Park, Diamond Bar, Duarte, Glendora, La Verne, Monrovia, Monterey Park, Pasadena, Pomona, San Gabriel, Sierra Madre, South El Monte, South Pasadena, Temple City, L.A. County DRP
NOES:	
ABSTAIN:	
NO VOTE RECORDED:	Covina, El Monte, Irwindale, Montebello, Rosemead
ABSENT:	Azusa, Claremont, San Dimas

DISCUSSION ITEM

6. AB 787 (Gabriel)
SGVCOG Principal Management Analyst, Caitlin Sims, provided a presentation on this item. Existing law requires the planning agency of a city or county to provide an annual report that includes specific information by April 1st of each year to specified entities, including the California Department of Housing and Community Development. This report includes the progress in meeting the city's or county's share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. AB 787, introduced by Assemblymember Jesse Gabriel (D-Calabasas), would authorize a planning agency to include in its annual report the number of units in an existing multifamily building that were converted to deed-restricted rental housing for very low-, low-, or moderate-income households by the imposition of affordability covenants and restrictions for the unit.

Key Questions/Discussions:

- C. Hensley commented that gaining funding for conversions into affordable restricted units is difficult and expressed support for this bill.

PRESENTATIONS

7. Affordable Housing Collaborations with Churches and Religious Institutions
Representatives from the Congregational Land Committee and the Arroyo Group provided a presentation on this item. Congregations and religious institutions have a unique opportunity to provide affordable housing services and support for individuals experiencing homelessness, as many congregations already provide meals, services, and outreach ministries to these individuals. Congregations with excess built space can be

adapted into various forms of housing units. Examples are educational buildings and social halls that have been leased to external groups in the past, with income used for church operations. Additionally, some congregations own single-family homes or parsonages that can add an accessory dwelling unit (ADU) to provide additional housing units. Congregations can also modify their single-family homes for a shared housing model that can be used for rapid re-housing and transitional housing services. Given that zoning laws in many cities do not allow religious congregations to build housing on their land, such laws would need to be amended to allow churches to build affordable housing.

Key Questions/Discussions:

- C. Hensley commented that the use of overlays can greatly assist with addressing issues with developing affordable housing units.
 - S. Bermejo inquired about the management entity of affordable housing units on congregational lands. A. White responded that the development project would be managed by the developer. In this case, the congregation can lease the land to the developer and the developer would be responsible for securing the entitlements and financing, implementing the construction, and managing the property.
 - S. Bermejo inquired about the possibility of combining affordable housing units with children care facilities on congregational lands. A. White responded that combining affordable housing units with children care facilities on congregational lands is possible, but depends on local zoning codes and the scale of the project. Projects combined with office space, retail space, or educational/school space can also be paired with affordable housing units on congregational lands. J. Shook added that churches would need support from the City and external partners to review options, evaluate the communities' need, and develop agricultural plans.
 - S. Reimers inquired about the need of have at least 50 units on the development for the project to proceed. P. Burns responded that low-income tax credit projects require approximately 40-50 units and that HCD's Inventory Guidebook requires sites with 50-150 affordable housing units. A. White added that the public financing programs typically require a minimum of 40-70 units.
 - A. Gutierrez commented that around 5 to 6 churches in Pomona would be interested in proceeding with the idea and inquired about the largest development standards that need to be addressed to help these projects proceed. P. Burns responded that the parking standards is as important as the density standards and that it is important to evaluate the churches' parking usage rates. AB 1851 passed last year to allow half of the churches' parking lots to be redeveloped into housing. Additionally, it is recommended that jurisdictions provide the maximum amount of flexibility possible for churches to accommodate parking requirements.
- 8. California Department of Transportation District 7 Active Transportation Plan**
Caltrans Senior Transportation Planner, Cuong Trinh, provided a presentation on this item. Caltrans District 7 is currently developing an Active Transportation Plan that will identify locations for pedestrian and bicycle improvements on, across, or parallel to the State Highway System across the Counties of Los Angeles and Ventura. Results of the Plan will inform and assist the implementation of active transportation projects for Los Angeles

County and Ventura County residents and improve accessibility and neighborhood circulation for individuals who walk, bike, and use public transit.

STAFF ANNOUNCEMENT

9. Next Committee Meeting

The committee is scheduled to reconvene on Thursday, June 24, 2021 at 12:00pm.

ANNOUNCEMENTS

There were no additional announcements.

ADJOURN

C. Hensley adjourned the Planning Directors' Technical Advisory Committee meeting at 12:59pm.