



San Gabriel Valley Council of Governments*

AGENDA AND NOTICE OF THE MEETING OF THE PLANNING DIRECTORS' WORKING GROUP

Thursday, October 27, 2022

Zoom Link: <https://zoom.us/j/81530221927>

Chair

Craig Hensley
City of Duarte

Vice-Chair

Brad Johnson
City of
Claremont

Members

Alhambra

Arcadia

Azusa

Baldwin Park

Claremont

Covina

Diamond Bar

Duarte

El Monte

Glendora

Irwindale

La Verne

Monrovia

Montebello

Monterey Park

Pasadena

Pomona

Rosemead

San Dimas

San Gabriel

Sierra Madre

South El Monte

South Pasadena

Temple City

L.A. County

DRP

1. Call to Order
2. Introductions
3. [Planning Directors' Working Group Meeting Notes – September 22, 2022](#)
4. Mixed-Use Development Projects at the Monrovia Station Square Transit Village – Sheri Bermejo, City of Monrovia (**Page 2**)
5. Update/Discussion Items
 - 5.1 State Housing Legislation (**Page 4**)
 - 5.2 Housing Element Certification
6. Announcements
7. Adjourn

REPORT

DATE: October 27, 2022

TO: Planning Directors' Working Group

FROM: Marisa Creter, Executive Director

RE: **MIXED-USE DEVELOPMENT PROJECTS AT THE MONROVIA STATION SQUARE TRANSIT VILLAGE**

RECOMMENDED ACTION

For information only.

BACKGROUND

The City of Monrovia is in various phases of development for four mixed-use development projects at the Monrovia Station Square Transit Village. Two of the projects include specific units for affordable housing, and each development will provide specific community benefits and amenities, including public plazas, public and bicycle parking for Gold Line users, commercial/retail space, and funding for future open space. Below are more details on each project:

The Alexan Marmont

- Total units: 436
- Parking: 800 stalls
- Developer: Trammell Crow Residential
- Status: Under construction
- Completion (estimate): July 2024



The Arroyo

- Total units: 324
- Total affordable units: 17 very low income
- Parking: 509 stalls
- Developer: Evergreen Investment Partners, LLC
- Status: Entitled, preparing for building plan check submittal
- Completion (estimate): 2025



127 Pomona

- Total units: 232
- Total affordable units: 13 low income; 12 moderate income
- Parking: 387 stalls
- Developer: Adept Development
- Status: Under construction
- Completion (estimate): Fall 2024



Plaza View

Station Square South

- Total units: 296
- Parking: 532 stalls
- Developer: JPI
- Status: Plan check
- Completion (estimate): Mid-2024



At this Planning Directors’ Working Group meeting, Sheri Bermejo, Planning Division Manager for the City of Monrovia, will provide an overview of the four developments being planned and constructed at the Monrovia Station Square Transit Village, including the overall process leading up to the build-out of Station Square Transit Village in the first place.

Prepared by: 
 Brianne Logasa
 Management Analyst

Approved by: 
 Marisa Creter
 Executive Director

ATTACHMENTS

[Attachment A – Station Square Transit Village Project Map](#)

REPORT

DATE: October 27, 2022
TO: Planning Directors' Working Group
FROM: Marisa Creter, Executive Director
RE: **STATE HOUSING LEGISLATION**

RECOMMENDED ACTION

For information only.

BACKGROUND

Governor Gavin Newsom recently approved over 40 bills related to planning, zoning, and housing development. The Governor also announced \$1 billion in awards to 30 shovel-ready projects through the California Housing Accelerator.

A summary of some of the bills in the housing and homelessness package can be found here:

[AB 682 by Assemblymember Richard Bloom \(D-Santa Monica\) – Planning and zoning: density bonuses: shared housing buildings.](#)

This bill would expand eligibility for a density bonus to include a shared housing building with five or more units. The project applicant shall be granted a density bonus if they seek and agree to construct a project that will contain at least one of the following:

- 10% of the total units of a housing development for lower income households;
- 5% of the total units of a housing development for very low-income households;
- A senior citizen housing development or mobile home park;
- 10% of the units in a CID for moderate-income households;
- 10% of the total units for transitional foster youth, disabled veterans, or homeless persons;
- 20% of the total units for lower-income students in a student housing development;
- 100% of the units of a housing development for lower-income households, except that 20% of units may be for moderate-income households.

[AB 916 by Assemblymember Rudy Salas \(D-Bakersfield\) – Zoning: bedroom addition.](#)

This bill would prohibit any jurisdiction (including charter cities) from requiring a public hearing to increase the bedroom count within an existing dwelling unit, provided that the proposed application would not add more than 2 additional bedrooms within an existing dwelling unit. The bill would not prohibit a local agency from requiring a public hearing for a proposed project that would increase the number of dwelling units within an existing structure.

[AB 1551 by Assemblymember Miguel Santiago \(D-Los Angeles\) – Planning and zoning: development bonuses: mixed-use projects.](#)

The existing Density Bonus Law requires jurisdictions to grant agreed-upon density bonuses (including increasing the maximum allowable intensity, maximum-allowed floor area ratio, or reducing minimum parking requirements) to projects that are located on the site of a commercial

development, are within close proximity to public amenities, are located within half-mile of a transit stop, and include at least 30% of units for low-income households or 15% for very low-income households. The bill extends the sunset of the Density Bonus Law from January 1, 2022, to January 1, 2028.

[AB 1695 by Assemblymember Miguel Santiago \(D-Los Angeles\) – Affordable housing loan and grant programs; adaptive reuse.](#)

This bill would provide that any notice of funding availability issued by the Department of Housing and Community Development for an affordable multifamily housing loan program shall state that adaptive reuse of a property for affordable housing purposes is an eligible activity. The bill would define “adaptive reuse” for these purposes to mean the retrofitting and repurposing of an existing building to create new residential units, as specified.

[AB 1719 by Assemblymember Christopher Ward \(D-San Diego\) – Housing: Community College Faculty and Employee Housing Act of 2022.](#)

Existing law, the Teacher Housing Act of 2016, authorizes a school district to establish and implement programs that address the housing needs of teachers and school district employees who face challenges in securing affordable housing. This bill would establish a substantially similar program to the Teacher Housing Act for community college faculty and employees. This bill would define the term “faculty or community college district employees” for these purposes to mean any person employed by a community college district, including, but not limited to, certified and classified staff.

[AB 1933 by Assemblymember Laura Friedman \(D-Glendale\) – Property taxation: welfare exemption: nonprofit corporations: low-income families.](#)

Existing law provides for a property tax welfare exemption for land that is used for religious, hospital, scientific, or charitable purposes that is owned and operated by a nonprofit corporation for the purpose of building or rehabilitating single or multifamily residential units, if the residences are sold to low-cost families with financing in the form of a zero-interest rate loan. This bill would provide that, for lien dates occurring on or after January 1, 2023, and before January 1, 2028, would extend this property tax welfare exemption even if the financing was not in the form of a zero-interest rate loan, provided that the property is subject to a 45-year recorded agreement that requires some or all of the units to be owner-occupied and sold only to and purchased only by first-time homebuyers, requires that the initial down payment on the units is 5% or less, and the units are made available at an affordable cost to buyers.

[AB 1978 by Assemblymember Christopher Ward \(D-San Diego\) – Department of Housing and Community Development: powers.](#)

This bill would authorize the Department of Housing and Community Development (Department), in administering federally funded grant programs administered by the department, to (1) publish a notice of funding availability and application deadlines ahead of, and contingent upon, availability of funding, (2) issue funding to an award recipient up-front rather than as a reimbursement, and (3) provide technical assistance to applicants that meet program submission deadlines to correct technical errors or provide missing information. The bill would require the Department to establish and publish on its internet website a tracking system for the programs it administers that provides the deadlines for each step of a program application.

AB 1991 by Assemblymember Jesse Gabriel (D-Encino) – Motels and hotels: publicly funded shelter programs.

This bill would provide that the continued occupancy of a shelter program participant, as defined, in a motel or hotel does not constitute a new tenancy and is not considered a “person who hires” for purposes of an unlawful detainer action if the shelter program meets the core components of Housing First, as defined, and specified requirements related to termination policies and grievance processes. The bill would define “shelter program participant” as an occupant of a motel or hotel, as defined, who participates in specified city-, county-, continuum of care-, state-, or federally funded shelter, interim housing, motel voucher, or emergency shelter programs.

AB 2011 by Assemblymember Buffy Wicks (D-Oakland) – Affordable Housing and High Road Act of 2022.

This bill would make a development a use by right and subject to one of two streamlined, ministerial review processes if it is located along a commercial corridor and one hundred percent of the units are dedicated to lower-income households, with a recorded deed restriction of 55 years, and is located on a site zoned for retail, office, or parking. The bill would require a development proponent for a housing development project approved pursuant to the streamlined, ministerial review process to require that all construction workers be paid at least the general prevailing rate of wages and certify to the local government, under penalty of perjury, that those standards will be met in project construction.

AB 2221 by Assemblymember Sharon Quirk-Silva (D-Fullerton) – Accessory dwelling units.

This bill would specify that an accessory dwelling unit that is detached from the proposed or existing primary dwelling may include a detached garage and would prohibit a jurisdiction from establishing limits on front setbacks. This bill would require a permitting agency to approve or deny an application for an accessory dwelling unit and a junior accessory dwelling unit within the same timeframes. If a permitting agency denies an application for an accessory dwelling unit or junior accessory dwelling unit, the bill would require the permitting agency to return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant within the same timeframes.

AB 2234 by Assemblymember Robert Rivas (D-Salinas) – Planning and zoning: housing: post entitlement phase permits.

This bill would require a jurisdiction to post an example of a complete, approved application and an example of a complete set of postentitlement phase permits for at least 5 types of housing development projects and to make those items available to all applicants no later than January 1, 2024, would set specific timeframes for jurisdictions to provide feedback as to whether a development proposal is complete and to approve or deny an application, and establish a digital permitting system by January 1, 2024.

AB 2295 by Assemblymember Richard Bloom (D-Santa Monica) – Local Educational agencies: housing development projects.

This bill would allow a local educational agency to build housing on its property with an allowable height of 35 feet, provided that the majority of the units were affordable to moderate-income households (those making 120% of the area median income or less) and that 30% were affordable to low-income households (those making 30% of the area median income or less), and that the units were rented to the employees of the local educational agency. Projects would still need to go

through the jurisdiction's entitlement process, provided that they don't preclude the project from being 35 feet in height and allow a density of at least 30 units per acre in urban areas and 20 units per acre in suburban areas. This bill would become effective on January 1, 2024.

[AB 2334 by Assemblymember Buffy Wicks \(D-Oakland\) – Density Bonus Law: affordability: incentives or concessions in very low vehicle travel areas: parking standards: definitions.](#)

The current Density Bonus Law provides that projects where 100% of all units are for lower-income households are eligible for a height increase if the project is located within one-half mile of a major transit stop, and a jurisdiction is prohibited from imposing maximum density controls on a project that is located within one-half mile of a major transit stop. This bill would also allow the height increase if a project were located within a "very low vehicle travel area" in a "designated county," which includes the County of Los Angeles, and at least 80% of the units are restricted to lower-income households, with no more than 20% reserved for moderate income households.

[AB 2339 by Assemblymember Richard Bloom \(D-Santa Monica\) – Housing element: emergency shelters: regional housing need.](#)

This bill would add additional specificity to where emergency shelters must be zoned in a city's housing element and amends the "no net loss" policy in housing element law to factor in the portion of the regional housing need that the local government failed to accommodate through rezoning in the prior planning period. This bill also specifies that a local government may justify permitting emergency shelters in a nonresidentially zoned sites that permits residential use if the site is located near health care, transportation, retail, employment, and social services. For the no net loss portion of the bill, it adds technical clarifying language that defines "unaccommodated portion of the regional housing need."

[AB 2483 by Assemblymember Brian Maienschein \(D-San Diego\) – Housing for individuals experiencing homelessness.](#)

This bill would require the Department of Housing and Community Development (Department), by December 31, 2023, to award incentives, as specified, to Multifamily Housing Program project applicants that agree to set aside at least 20% of the project's units, or no more than 50% of the projects units if the project includes more than 100 units, for individuals that are either experiencing homelessness or eligible to receive specified services, including, among others, those received under the Program of All-Inclusive Care for the Elderly. The bill would require the Department to partner with the State Department of Health Care Services to align qualifying services in housing projects funded by the Multifamily Housing Program. The bill would also require the Department to assess tenant outcomes and engage with an evaluator to identify specified information with respect to projects receiving incentives under these provisions, including the number and demographics, including age, race, or ethnicity, and pre-subsidy housing status, of people being served.

[AB 2668 by Assemblymember Tim Grayson \(D-Concord\) – Planning and zoning.](#)

The Planning and Zoning Law, until January 1, 2026, authorizes a development proponent to submit an application for a multifamily housing development that is subject to a streamlined, ministerial approval process and not subject to a conditional use permit, if the development satisfies specified objective planning standards, specifically that if there is substantial evidence that would allow a reasonable person to conclude that the development is consistent with the

objective planning standards. This bill would clarify that a development subject to these provisions is subject to a streamlined, ministerial approval process and not subject to a conditional use permit or any other non-legislative discretionary approval. The bill would specify that a local government is required to approve a development if it determines that the development is consistent with objective planning standards.

[SB 6 by Senator Anna Caballero \(D-Merced\) – Local planning: housing: commercial zones.](#)

This bill, the Middle Class Housing Act of 2022, would deem a housing development project, an allowable use on a parcel that is within a zone where office, retail, or parking are a principally permitted use, if specified conditions are met, including requirements related to the following: requirements relating to density, public notice, comment, hearing, or other procedures, site location and size, consistency with sustainable community strategy or alternative plans, prevailing wage, and a skilled and trained workforce. The bill would authorize an interested party, including a labor organization that represents workers in the geographic area of the project, to bring an action for injunctive relief against a developer or prime contractor that proceeds with a project in violation of specified bidding requirements.

[SB 649 by Senator Dave Cortese \(D-San Jose\) – Local governments: affordable housing; local tenant preference.](#)

This bill would create a state policy supporting local tenant preferences for lower income households that are subject to displacement risk. It does so by authorizing the low-income housing tax credit program and tax-exempt bonds—traditionally used to create and preserve affordable housing—to be used to support access to housing that would allow households at risk of displacement to remain in the community, to the extent feasible and consistent with existing federal and state fair housing laws. This bill also authorizes local governments and developers in receipt of specified affordable housing funds to restrict occupancy to those at risk of displacement. The bill would require any local government adopting a local tenant preference policy to create a webpage on its internet website containing the ordinance and its supporting materials, and to annually submit a link to its tenant preference webpage to the Department of Housing and Community Development. The bill would require the department to post on its internet website a list of jurisdictions that have tenant preference policies. The bill would repeal these provisions on January 1, 2033.

[SB 679 by Senator Sydney Kamlager \(D-Los Angeles\) – Los Angeles County: affordable housing.](#)

This bill would establish the Los Angeles County Affordable Housing Solutions Agency for the purpose of increasing the supply of affordable housing in Los Angeles County by providing for enhanced funding and technical assistance at a regional level for renter protections, affordable housing preservation, and new affordable housing production. The bill would require a board composed of 21 voting members and one nonvoting member from Los Angeles County, as specified, to govern the agency.

[SB 886 by Senator Scott Wiener \(D-San Francisco\) – California Environmental Quality Act: exemption: public universities: university housing development projects.](#)

This bill would, until January 1, 2030, exempt from CEQA a university housing development project carried out by a public university on real property owned by the public university if the project meets certain requirements, including that each building within the project is certified as

Leadership in Energy and Environmental Design (LEED) platinum or better by the United States Green Building Council, that the project's construction impacts are fully mitigated, and that the project is not located, in whole or in part, on certain types of sites, including a site that is within a special flood hazard area or within a regulatory floodway as determined by the Federal Emergency Management Agency

SB 897 by Senator Bob Wieckowski (D-Fremont) – Accessory dwelling units: junior accessory dwelling units.

This bill would require that the standards imposed on accessory dwelling units (ADU) be objective, meaning that they involve no personal or subjective judgment by a public official and are uniformly verifiable. The bill would also prohibit a local agency from denying an ADU permit due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the accessory dwelling unit. This bill would also require a local agency to review and issue a demolition permit for a detached garage that is to be replaced by an ADU at the same time as it reviews and issues the permit for the ADU. The bill would prohibit an applicant from being required to provide written notice or post a placard for the demolition of a detached garage that is to be replaced by an ADU.

SB 940 by Senator John Laird (D-Santa Cruz) – Mobilehome parks: local ordinances.

This bill prevents local governments from imposing rent control ordinances on new mobilehome park construction for a period of 15 years from the date upon which at least 50 percent of the spaces in the new mobilehome park are occupied.

SB 948 by Senator Josh Becker (D-Menlo Park) – Housing finance programs: development reserves.

This bill eliminates the requirement for specified developments funded by HCD to hold specific transition reserves and, instead, authorizes HCD to create a pooled transition reserve to reduce development costs and mitigate impacts on tenants in the unlikely event of a total loss of rental assistance. This bill creates the Pooled Transition Reserve Fund (Fund) within the State Treasury and continuously appropriates the Fund to HCD. It also applies to housing constructed from a variety of state affordable housing programs, including the AHSC, MHP, NPLH, HOME, and several others. HCD's transition reserve requirement is intended to serve two purposes: 1) to protect tenants; and 2) provide an additional risk management measure for HCD as a soft debt lender. If an operating subsidy is lost, the assumption is that rents would need to be increased to ensure the project's financial integrity, thereby rendering previously assisted units unaffordable to the existing tenants. The transition reserve would enable the assisted family to remain for up to one year while alternative housing arrangements were found. The transition reserve also gives all programmatic and financial stakeholders — owners, lenders, investors — time to find a solution to the operating subsidy loss. For many lenders and investors, the transition reserve is utilized as a crucial component for underwriting the project.

SB 959 by Senator Anthony Portantino (D-La Cañada Flintridge) – Surplus residential property: use of funds: priorities and procedures: City of Pasadena.

This bill, with respect to surplus residential property that is located within the City of Pasadena, would instead require that if the surplus residential property is not sold to a present occupant, as described above, the property be offered at fair market value to present tenants who have occupied

the property for 5 years or more and who are in good standing with all rent obligations current and paid in full, with first right of occupancy to the present occupants. The bill would then require that the property be offered to the City of Pasadena, subject to specified terms and conditions. Finally, the bill would require that surplus residential property be offered to a housing-related entity or nonprofit private entity, as applicable, pursuant to existing provisions before being sold at fair market value, pursuant to existing provisions.

[SB 1307 by Senator Susan Rubio \(D-Baldwin Park\) – Department of Housing and Community Development: Mobilehome Parks Act: Special Occupancy Parks Act.](#)

Existing laws, the Mobilehome Parks Act and Special Occupancy Parks Act, establishes requirements for the construction, maintenance, occupancy, use, and design of mobilehome parks and special occupancy parks (respectively), and gives enforcement power for both HCD. This bill requires HCD to post an explanation on its website of the process that a local government utilizes to assume responsibility for the enforcement of parts of the Mobilehome Parks Act and the Special Occupancy Parks Act.

[SB 1444 by Senator Ben Allen \(D-Santa Monica\) – Joint powers authorities: South Bay Regional Housing Trust.](#)

This bill would authorize the establishment of the South Bay Regional Housing Trust, a joint powers authority, by the County of Los Angeles and any or all of the cities within the jurisdiction of the South Bay Cities Council of Governments, with the stated purpose of funding housing to assist the homeless population and persons and families of extremely low, very low, and low income within the South Bay.

Below is housing legislation passed by Governor Gavin Newsom that relate specifically to the Annual Progress Report for an agency's Housing Element.

[AB 1743 by Assemblymember Tina McKinnor \(D-Inglewood\) – General plan: annual report.](#)

This bill would require a planning agency to outline whether each housing development application is subject to a ministerial or discretionary approval process in its Annual Progress Report (APR) for their General Plan. to This bill would incorporate additional changes to Section 65400 of the Government Code proposed by AB 2011, AB 2094, and AB 2653, to be operative only if this bill and any one or a combination of AB 2011, AB 2094, and AB 2653, are enacted, and this bill is enacted last.

[AB 2094 by Assemblymember Robert Rivas \(D-Salinas\) – General plan: annual report; extremely low-income housing.](#)

This bill would additionally require a jurisdiction to include the locality's progress in meeting the housing needs of extremely low-income households in its Annual Progress Report on its Housing Element. By requiring cities and counties to include additional information in their annual reports, the bill would impose a state-mandated local program. This bill does not provide additional funding or reimbursement.

[AB 2653 by Assemblymember Miguel Santiago \(D-Los Angeles\) – Planning and Zoning Law: housing elements.](#)

This bill would require a jurisdiction planning agency to include the number of all new housing units, the number of housing units demolished, and data from all projects approved to receive a

density bonus in its Annual Progress Report (APR) on its Housing Element. The bill would also authorize the Department of Housing and Community Development to request corrections to the APR on its Housing Element and would require the planning agency to make the requested corrections within 30 days. It would authorize the Department to reject the APR of its Housing Element if the Report is not in substantial compliance with these requirements. If the Department rejects the APR, the bill would require the Department to provide the reasons for the rejection in writing.

Below are some other notable housing and planning bills passed by Governor Gavin Newsom as a part of this housing and homelessness package:

[AB 252 by Assemblymember Mia Bonta \(D-Oakland\) – Floating home marinas: rent caps.](#)

[AB 1206 by Assemblymember Steve Bennett \(D-Ventura\) – Property taxation: affordable housing; welfare exemption.](#)

[AB 1654 by Assemblymember Robert Rivas \(D-Salinas\) – Low-income housing: insurance tax: credits: farmworker housing.](#)

[AB 1837 by Assemblymember Mia Bonta \(D-Oakland\) – Residential real property: foreclosure.](#)

[AB 2006 by Assemblymember Marc Berman \(D-Menlo Park\) – Regulatory agreements: compliance monitoring.](#)

[AB 2031 by Assemblymember Alex Lee \(D-San Jose\) – Mobilehome Residency Law: management meetings with homeowners.](#)

[AB 2651 by Assemblymember Cottie Petrie-Norris \(D-Laguna Beach\) – Property taxes: welfare exemption: community land trust.](#)

[SB 869 by Senator Connie Leyva \(D-Chino\) – Housing: mobilehome parks: recreational Vehicle parks: manager training.](#)

[SB 914 by Senator Susan Rubio \(D-Baldwin Park\) – HELP Act.](#)

[SB 1252 by the Committee on Housing – Housing.](#)

[SB 1396 by Senator Steven Bradford \(D-Gardena\) – Tenancy: credit reporting: lower income households: evaluation.](#)

[SB 1421 by Senator Brian Jones \(R-Santee\) – California Interagency Council on Homelessness.](#)

At this Planning Directors' Working Group meeting, SGVCOG Management Analyst Brianne Logasa will provide a brief announcement about these bills and open up to the committee for discussion on any and/or all of these bills.

Prepared by:



Brianne Logasa
Management Analyst

Approved by:



Marisa Creter
Executive Director