



SGVCOG Planners TAC Meeting Minutes

Date: May 23, 2019

Time: 12:00 P.M.

Location: Monrovia Community Center
119 West Palm Avenue; Monrovia, CA 91016

PRELIMINARY BUSINESS

1. Call to Order. The meeting was called to order at 12:01 P.M.
2. Roll Call

Planners TAC Members Present

P. Lam, V. Reynoso; Alhambra
E. Ramirez, M. Chipres; Baldwin Park
B. Johnson; Claremont
M. Nakajima; Diamond Bar
C. Hensley, J. Golding; Duarte
N. Lee; El Monte
M. Carnahan; Glendora
M. Simpson; Irwindale
E. Scherer; La Verne
J. Mayer; Monrovia
L. Stevens; San Dimas
T. Steinkruger, M. Chang; San Gabriel
V. Gonzalez; Sierra Madre
S. Reimers; Temple City
M. Kim, J. Drevno, N. Ornelas, Jr.; LA County DRP

Planners TAC Members

Absent

Arcadia
Covina
Montebello
Monterey Park
Rosemead
South El Monte
South Pasadena
West Covina

SGVCOG Staff

P. Duyshart

Guests

M. Muñoz; City of Azusa
R. Schaetzl; City of La Puente

3. Public Comment.

No public comment.

CONSENT CALENDAR

4. Planners TAC Meeting Minutes – 04/25/2019

There was a motion made to approve the 04/25/2019 Planners' TAC Meeting Minutes (M/S: L. Stevens/M. Simpson).

[Motion Passed]

Ayes	Alhambra, Baldwin Park, Claremont, Diamond Bar, Duarte, El Monte, Glendora, Irwindale, La Verne, Monrovia, San Dimas, San Gabriel, Sierra Madre, Temple City, LA County DRP
Noes	
Abstain	
Absent	Arcadia, Covina, Montebello, Monterey Park, Rosemead, South El Monte, South Pasadena, West Covina

ACTION ITEMS

5. SB 330: Housing Crisis Act of 2019 (Skinner)

Peter Duyshart of the SGVCOG provided members of the TAC with a report regarding the provisions and details of SB 330 (Skinner), and how this piece of legislation would impact cities in the San Gabriel Valley. When this staff report concluded, members of the TAC engaged in a discussion on this bill:

Questions/Discussion:

- One member of the TAC also pointed out that cities can only conduct five hearings on a residential development project. SB 330 would include workshops and community meetings in the definition of a hearing, which limits the amount of actual hearings that a city can have for a project.
- A member of the TAC also brought up how this bill would change the health and safety code in the following way: if there is an occupied house, and it has been identified as a nuisance, then a city has seven years to bring the sub-standard building into compliance.
- One of the City Planners in attendance stated how it is difficult to see how many of the changes that this bill makes to planning and zoning law will apply, as the bill as a whole is very complicated.
- Another City Planner expressed concern that the State is trying to take a blanket approach to housing and zoning issues, and are not considering the idiosyncrasies of many cities.
- A few other pieces of legislation which relate to planning and community development were brought up by a TAC member. This member recommended that cities monitor these bills, and they include: AB 1356 (Ting), three Ting bills related to ADUs, and AB 1763 (Chiu).

There was a motion made to recommend that the Governing Board oppose SB 330 (Skinner)

(M/S: L. Stevens/C. Hensley).

[Motion Passed]

Ayes	Alhambra, Baldwin Park, Claremont, Diamond Bar, Duarte, El Monte, Glendora, Irwindale, La Verne, Monrovia, San Dimas, San Gabriel, Sierra Madre, Temple City
Noes	
Abstain	LA County DRP
Absent	Arcadia, Covina, Montebello, Monterey Park, Rosemead, South El Monte, South Pasadena, West Covina

PRESENTATIONS

6. Region-wide Swimming Pool Ordinance

Mr. Jared Dever, who is the District Manager of the San Gabriel Valley Mosquito and Vector Control District (SGVMVCD, or District), provided a presentation to the Planning TAC during which he shared details about the District's previous and current efforts to confront the issue of non-operational, grimy swimming pools, and how the District plans to move forward in this process and involve both the SGVCOG and San Gabriel Valley cities in a collaborative manner. He went over how the District works to contact property owners which have a non-compliant swimming pool on the property, based on the District's aerial surveillance assessment of swimming pools in the region. Mr. Dever stated how, for the residences which do not respond to the SGVMVCD's multiple violation notices, the SGVMVCD would like to pursue a unified, cohesive, and collaborative region-wide swimming pool code enforcement ordinance so that cities can have formalized administrative procedures which will lead to the abatement and decrease of improperly maintained residential swimming pools. These ordinances would address fining authorities, citation authorities, right of way authorities, etc. The SGVMVCD also would like to work with cities to distribute comprehensive lists of out-of-service pools in their respective jurisdictions so that cities can assist in these code enforcement efforts.

Mr. Dever also made note of how the City of Claremont has already adopted its own version of this ordinance in coordination with the SGVMVCD. He wants to have a robust and substantive dialogue with cities about how to approach this issue and also possibly on how to move forward.

Questions/Discussion:

- There was concern expressed about the ordinance language pertaining to cities having the onus of only doing the toughest step of the enforcement process, and that cities would have too much responsibility in this matter. The TAC member who brought this point up stated that the district needs to be careful about these limits.
 - Mr. Dever responded that the SGVMVCD can amend this for a City if necessary, or the City can grant the SGVMVCD this authority instead.
- The same TAC member also pointed out how cities already have fee schedules in their codes, but this ordinance would change these consistent fee schedules. He also stated how this could be costly to the cities, too, in terms of labor, time, and capital.
 - Mr. Dever responded to this by saying that fee structure was based on the fee structure from the first cities that passed similar ordinances, but that this can be changed for different cities.
 - Dever also added that crux of this is how the District can get access to the property, and that fines aren't as important of a component.
- One member of the TAC suggested that there should be a thorough discussion on this matter at the City Managers Committee.
- B. Johnson of the City of Claremont stated this ordinance and corresponding enforcement are working well for the City. He added that Claremont did amend the ordinance boiler plate template, though.
- A TAC member asked if the District has to go back and look at empty pools after large rain events.
 - Mr. Dever said that there are reminders through the residential text program to drain pools which collect rain.

7. Notice of Funding Availability for SB 2 Planning Grants / SB 2 Technical Assistance

Mr. Jonathan Nettler, who is the Los Angeles County Regional Liaison for PlaceWorks for SB 2 outreach and technical assistance efforts, provided a presentation to the Planning TAC during which he shared important details and components of the SB 2 planning grants program, and also described how PlaceWorks can assist cities with their applications.

Questions/Discussion:

- One member of the TAC also pointed out that cities can only conduct five hearings on a residential development project. SB 330 would include workshops and community meetings in the definition of a hearing, which limits the amount of actual hearings that a city can have for a project.
- One member of the TAC asked, if a City is submitting an application for multiple projects, but one project doesn't meet a designated priority area, does the City still have to fill out Attachment 2?
 - Mr. Nettler said that yes, a City would still need to complete Attachment 2 in this case.
- Another TAC member asked if the State take money back if the plan isn't actually put into action.
- A City Planner in attendance asked: what is an example of a "targeted general plan update?"
 - Mr. Nettler responded by saying how a full general plan update is not eligible. However, a targeted general plan update, such as rezoning to permit by right, is permitted and eligible. Updates to land use elements in identifying places for more density are also eligible.
- The following question was also asked: are projects which were just recently completed able to be reimbursed through this program?
- Can an agency do an EIR for a SB 2 project?
 - Mr. Nettler: this is generally appropriate, but it could depend on the circumstances and context.

INFORMATION ITEMS

8. AB 516: Authority to Remove Vehicles (Chiu)

Peter Duyshart of the SGVCOG gave a presentation to the Planning TAC in which he described the provisions and stipulations of AB 516 (Chiu).

There was a motion made to recommend that the Governing Board oppose AB 516 (Chiu).

(M/S: L. Stevens/C. Hensley).

[Motion Passed]

Ayes	Alhambra, Baldwin Park, Claremont, Diamond Bar, Duarte, El Monte, Glendora, Irwindale, La Verne, Monrovia, San Dimas, San Gabriel, Sierra Madre, Temple City
Noes	
Abstain	LA County DRP
Absent	Arcadia, Covina, Montebello, Monterey Park, Rosemead, South El Monte, South Pasadena, West Covina

UPDATE ITEMS

9. Update on a Regional Housing and Land Trust Fund & SB 751

Peter Duyshart of the SGVCOG provided a brief update on SB 751 (Rubio), which would create the San Gabriel Valley Regional Housing Trust. This trust would have the purpose of funding housing to assist the homeless population and persons and families of extremely low, very low, and low income within the San Gabriel Valley. Duyshart also reminded the TAC that the SGVCOG would like for a few City Planners to participate in the Regional Housing Trust Fund Working Group that the COG is coordinating, and that interested Planners should please let him know.

CHAIR'S REPORT

10. Solicitation of presentation topics

V. Reynoso of the City of Alhambra brought up the issue of how to classify the affordability of ADUs, and how to justify reporting ADUs as less than moderate level income housing. This relates to the matter of how to report Accessory Dwelling Units (ADUs) to the HCD in Housing Element Annual Progress Reports. A brief discussion among members of the TAC then took place.

Questions/Discussion:

- C. Hensley of the City of Duarte shared how the City recently did an analysis of ADUs and their occupation rates. The City also has ADU size limitations. Duarte was able to prove through its study that 400 sq. ft. ADUs are low income.
- The City of San Dimas has an affordability requirement on ADUs.
- State legislation has not yet limited cities from having adorability requirements on ADUs.
- Multiple cities commented how HCD has sent their reports back to them for amendments or further explanation.

11. Current City Projects

There was no discussion on this item.

ANNOUNCEMENTS

C. Hensley, the Chair of the Planning TAC, announced that there is a chance that the TAC will not meet in June, and that COG staff will notify the TAC when a decision is made about the meeting. Additionally, the Planning TAC will not meet in July.

ADJOURN

The meeting adjourned at 1:27 P.M.