DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
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February 10, 2022

Mark Lazzaretto, City Manager
City of San Gabriel
425 South Mission Drive
San Gabriel, CA 91776

Dear Mark Lazzaretto:

RE: San Gabriel's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of San Gabriel's (City) housing element adopted February 1, 2022 and received for review on February 7, 2022. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted element including the minor, administrative changes allowed per adopted Resolution No. 22-10, as described in your February 1, 2022 correspondence, in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element addresses the statutory requirements described in HCD's February 1, 2022 review. HCD's finding was based on, among other reasons, several programs that will allow and encourage residential development in nonresidential zones (e.g., mixed-use, and commercial zones), facilitate development on nonvacant sites, and effectuate affirmatively further fair housing (AFFH) policies and practices.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- *Program 21 – Zoning for Emergency Shelters, Transitional and Supportive Housing, and Low Barrier Navigation Centers*: The element commits to objectively allowing residential care facilities for seven or more persons in residential zones by amending the zoning ordinance establishing objective design standards. Additionally, the City will continue to allow transitional and supportive housing as a residential use and only subject to hose restrictions that apply to other residential uses of the same type in the same zone pursuant to Government Code section 65583 (a)(5)). Upon completed implementation of this program by the end of the 2023, the City must continue to monitor the effectiveness of these actions and for constraints on persons with disabilities.

- *Encouraging Residential on Nonvacant and Nonresidential Zones (e.g., Mixed-Use and Commercial)*: The element has identified a large portion of the regional housing needs allocation (RHNA) on nonvacant and nonresidential zoned sites. To facilitate and encourage development on these sites, the element has committed to revising development standards that encourage and facilitate residential development in these zones including requiring minimum residential densities, removing maximum Floor Area Ration (FAR) standards for residential, and increasing maximum height requirements by 2023 (Program 12 – Valley Boulevard Specific Plan Minimum Densities, Program 22 – Standardize Maximum Heights, Program 23 – Eliminate Residential Floor Area Limit in C-1 and C-3 Zones, Program 24 – Eliminate Minimum Floor Area.

- *Program 3 (Accessory Dwelling Units (ADU)):* The City has projected 208 ADUs throughout the planning period to accommodate the RHNA. Specifically, this program commits to monitoring the production of ADU's every two years. Should the City not realize that production rate or units are not provided at the affordability level assumed in the element, as committed in the element, the City will offer additional incentives for the production of ADUs or rezone additional sites to accommodate the shortfall.

- *Program 1 (RHNA Housing Sites Implementation):* This program commits to rezone adequate sites to accommodate the shortfall of 600 units for lower-income by committing to rezone at least 20.5 acres by October 2024. Among other things, the program commits to zoning with densities of 30-40 units per acre and permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households.

Lastly, HCD commends the City for including a suite of programs and actions that will address fair housing issues, displacement risk, providing housing choices in high opportunity areas and enhance housing mobility.

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585(i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

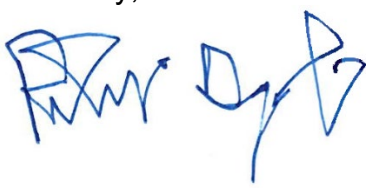
For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance.

For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD appreciates the responsiveness and hard work Samantha Tewasart, Planning Manager; Aldo Cervantes, Community Development Director; Jennifer Murillo from Lisa Wise Consultants; provided throughout the course of the housing element review. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the general plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Mashal Ayobi, of our staff, at Mashal.Ayobi@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager