



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

ADJOURNED MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

May 16, 2022

6:00 p.m.

Johnny Hernandez, Commissioner

William K. Rounds, Commissioner

(Vacant), Commissioner

Francis Carbajal, Vice Chairperson

Gabriel Jimenez, Chairperson

You may attend the Planning Commission meeting telephonically or electronically using the following means:

Electronically using Zoom: Go to Zoom.us and click on "Join A Meeting" or use the following link: <https://zoom.us/j/558333944?pwd=b0FqbKV2aDZneVRnQ3BjYU12SmJIQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically: Dial: 888-475-4499

Meeting ID: 558 333 944

Public Comment: The public is encouraged to address the Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the Secretary or a member of staff. The Commission will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Commission will hear public comment on matters not listed on the agenda during the Oral Communications period. All written comments received by 12:00 p.m. the day of the Planning Commission meeting will be distributed to the Planning Commissioners and made a part of the official record of the meeting. Written comments will not be read the meeting, only the name of the person submitting the comment will be announced.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the Planning Department. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda or unless certain emergency or special circumstances exist. The Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting.

Please Note: Staff reports and supplemental attachments, are available for inspection in the Planning Department, City Hall, 11710 E. Telegraph Road, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Friday (closed every other Friday) Telephone (562) 868-0511.

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. ROLL CALL**

Commissioners Jimenez, Carbajal, Hernandez, and Rounds.

4. EX PARTE COMMUNICATIONS

This section is intended to allow all officials the opportunity to reveal any disclosure regarding site visits or ex parte communications about public hearings.

5. PUBLIC COMMENT

This is the time when comments may be made by members of the public on matters within the jurisdiction of the Planning Commission, on the agenda and not on the agenda. The time limit for each speaker is three (3) minutes unless otherwise specified by the Chair.

6. PUBLIC HEARING

2021 General Plan Housing Element Annual Progress Report

City of Santa Fe Springs General Plan Housing Element Annual Progress Report.

7. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

8. ADJOURNMENT

I, Teresa Cavallo, hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda has been posted at the following locations; city's website at www.santafesprings.com; City Hall, 11710 Telegraph Road; City Library, 11700 Telegraph Road, and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Teresa Cavallo
Planning Secretary

May 12, 2022

Date



NEW BUSINESS

2021 General Plan Housing Element Annual Progress Report

City of Santa Fe Springs General Plan Housing Element Annual Progress Report.

RECOMMENDATIONS:

- Find and determine that the Annual Progress Report is exempt from The California Environmental Quality Act (CEQA), pursuant to Section 15061(b) (3). The 2021 Annual Report was assessed in accordance with the authority and criteria contained in CEQA and the State CEQA Guidelines. It can be seen with certainty that there is no possibility that the report may have a significant effect on the environment. The report does not authorize construction and any future development proposed pursuant to the programs in the City's Housing Element will require separate environmental analysis when details of those proposals are known.
- Recommend that the City Council authorize staff to forward the 2021 General Plan Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

BACKGROUND

The purpose of this item is for the Planning Commission to consider the status of the General Plan Housing Element Annual Progress Report (HEAPR) for 2021, and the progress of its implementation, which needs to be reported to the California Department of Housing Community Development (HCD) and the Governor's Office of Planning and Research (OPR). Government Code Section 65400 establishes the requirement that each city and county prepare an annual report on the status of the Housing Element, and the actions taken towards completion of the programs, and the status of the local government's compliance with the deadlines in its Housing Element.

On February 8, 2022, the City Council unanimously approved Resolution No. 9760, to certify the Final Environmental Impact Report, adopt CEQA Findings and Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Santa Fe Springs 2040 General Plan Update and Targeted Zoning Code update, and to adopt the Santa Fe Springs 2040 General Plan, including the 2021-2029 Housing Element and Implementation Plan. Prior to the February 8, 2022, unanimous decision, except for the Land Use Element of the City's General Plan which was adopted in 1993, all other elements (Open Space/Conservation, Safety Element, Circulation Element, Noise Element, and Environmental Element) of the General Plan were adopted in 1994.

There is no specific requirement that a local government updates its General Plan on any particular timeline; however, arguably, a general plan that is 30 plus years old, should be updated. The recently adopted 2040 General Plan, in addition to the mandatory elements (Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, and Circulation) contains an optional Economic Development Element.

The Economic Development Element focuses on identifying and pursuing businesses that are beneficial to the City, increasing high-paying jobs, expanding local business, and ensuring sufficient resources to invest in public facilities and services.

The Housing Element, which is a component or element of every general plan, is required to be updated as prescribed by State Law. The City of Santa Fe Springs Housing Element 2014-2021(5th Cycle) was adopted by the City Council on January 30, 2014, and certified by HCD on February 18, 2014. The Housing Element establishes the City's strategy for meeting community housing needs and as noted, is one of seven integral and interrelated elements of the General Plan. The 2021 Annual Report reflects the City's progress during the fifth Cycle of the Regional Housing Need Allocation (RHNA) planning period (January 1, 2014 - October 1, 2021).

The RHNA allocates the amount of housing growth each jurisdiction must plan for in their housing element by providing "adequate sites" through zoning. So long as a jurisdiction provides sufficient sites and does not impose constraints on development, it is not penalized for falling short of its RHNA target. However, according to Government Code Section 65863, jurisdictions are required to maintain an adequate site inventory throughout the planning period. For example, to the extent that high-density sites identified as accommodating the lower-income RHNA are developed with fewer units or developed with market-rate units, the jurisdiction will need to make up any shortfall on other sites at suitable densities to accommodate lower-income units, including rezoning as necessary.

As presented in Table 1 below, Santa Fe Springs was allocated a total RHNA of 324 units for the 5th Planning Cycle (January 1, 2014 - October 1, 2021) and 952 units, for the 6th Planning Cycle (October 15, 2021- October 15, 2029). This is an increase of 628 units or a 193.8 percent increase in units from the 5th Planning Cycle. The housing element for the 6th Planning City, which was part of the 2040 General Plan must be reviewed by HCD to determine whether it complies with state law. HCD's approval/certification of the City's housing element is required before the City can adopt its housing element as part of its overall General Plan.

Table 1: Regional Housing Needs Allocation by Planning Period

Planning Period-2014-2021		Planning Period-2021-2029
Income Level	RHNA	RHNA
Very Low	82	253
Low	50	159
Moderate	53	152
Above Moderate	138	388
Total	324	952

Ironically, in 2021, the City did not issue a single building permit for a single-family residential dwelling or for any multiple-family residential dwelling units. The Planning Department did, however, approve twenty-two (22) Accessory Dwelling Units (ADUs) in 2021. Building permits were issued for eight ADUs in 2021 and there were building permits final for seven ADUs in 2021. The seven units that were issued building permits in 2021 were counted towards the City's RHNA. The current proposal for approximately 138 affordable units on Housing Successor-owned land at 13231 Lakeland Road and three adjacent Housing Successor-owned properties, will make an important contribution towards addressing the City's outstanding RHNA needs, especially in the Very Low and Low-income categories.

The City of Santa Fe Springs continues to actively implement the policies of the General Plan including the goals, policies and programs of the Housing Element. The APR represents the progress the City has made towards implementing the General Plan and Housing Element during the Calendar Year 2021 reporting period.

LEGAL NOTICE OF PUBLIC HEARING

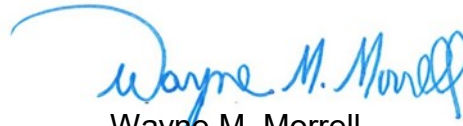
This matter was set for Public Hearing in accordance with the requirements of Sections 65090 et seq. and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. The legal notice was posted at Santa Fe Springs City Hall, the City Library, and the City's Town Center kiosk and published in a newspaper of general circulation (Whittier Daily News) on May 5, 2022, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

ENVIRONMENTAL DOCUMENT(S)

The Annual Progress Report is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15061(b) (3)-*Common Sense Rule*. The 2021 Annual Report was assessed in accordance with the authority and criteria contained in CEQA and the State CEQA Guidelines. It can be seen with certainty that there is no possibility that the report may have a significant effect on the environment. The report does not authorize construction and any future development proposed pursuant to the programs in the City's Housing Element will require separate environmental analysis when details of those proposals are known.

FISCAL IMPACT

No fiscal impacts are associated with the submittal of the 2021 General Plan Housing Element Annual Progress Report to HCD and OPR.



Wayne M. Morrell
Director of Planning

Attachment(s):

1. 2021 APR
2. Public Hearing Notice

Jurisdiction	Santa Fe Springs	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Applications		Application Status	Notes
1					2	3	4	5							6	7	8	9	10		11	12
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was <u>APPLICATION SUBMITTED</u> Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes ⁺
Summary Row: Start Data Entry Below								1	0	11	0	11	0	0	23	23	0					
															0							
															0							
															0							
															0							
															0							
															0							
	8011-011-906, 8011-011-907 and 8011-011-912)	13231 Lakeland Road	Habitat for Humanity - For Sale Housing		5+	O	8/11/2020			18					18			No	No			
	8007-026-043	10430 Longworth Ave	Detached ADU		ADU	R	2/15/2021			1					1	1		No	No			
	8005-004-038	11613 Sunglow St	Detached ADU		ADU	R	1/8/2021			1					1	1		No	No			
	8007-020-021	10234 Harvest Ave	Attached ADU		ADU	R	1/20/2021			1					1	1		No	No			
	8007-037-015	10716 Longworth Ave	Detached ADU		ADU	R	1/28/2021					1			1	1		No	No			
	8007-014-029	10977 Davenrich St	Detached ADU		ADU	O	3/17/2021					1			1	1		No	No			
	8007-032-026	11215 Glenworth St	Detached ADU		ADU	O	1/22/2021					1			1	1		No	No	No		
	8001-016-034	11107 Broaded St	Attached ADU		ADU	R	6/7/2021			1					1	1		No	No			
	8006-005-015	9440 Pioneer	Detached ADU		ADU	R	5/12/2021					1			1	1		No	No	No	Approved	
	8006-014-010	9847 Houghton Ave	Attached ADU		ADU	R	3/4/2021	1							1	1		No	No	No	Approved	
	8006-005-015	9440 Pioneer	Detached ADU		ADU	R	6/24/2021					1			1	1		No	No	No	Approved	
	8005-003-006	11328 Charlesworth	Detached ADU		ADU	R	7/12/2021			1					1	1		No	No	No	Approved	
	8017-001-016	11403 Quinn	Attached ADU		ADU	R	7/25/2021			1					1	1		No	No	No	Approved	
	8007-022-030	10315 Orr and Day	Detached ADU		ADU	R	7/27/2021					1			1	1		No	No	No	Approved	
	8001-011-070	9256 Danby	Attached ADU		ADU	R	8/27/2021			1					1	1		No	No	No	Approved	
	8002-009-037	9136 Arlee Ave	Detached ADU		ADU	O	8/18/2021					1			1	1		No	No	No	Approved	
	8008-023-055	10212 Fallon Ave	Detached ADU		ADU	O	10/13/2021			1					1	1		No	No	No	Approved	
	8006-015-052	9722 Bartley Ave	Detached ADU		ADU	R	10/18/2021			1					1	1		No	No	No	Approved	
	8001-017-023	9139 Vicki Dr	Detached ADU		ADU	R	11/11/2021					1			1	1		No	No	No	Approved	
	8001-014-036	9102 Millergrove Dr	Detached ADU & Jr ADU		ADU	R	11/19/2021			2					2	2		No	No	No	Approved	
	8001-014-036	11302 Charlesworth Rd	Attached ADU		ADU	R	10/19/2021					1			1	1		No	No	No	Approved	
	8001-019-044	11142 Siber St	Detached ADU		ADU	R	10/23/2021					1			1	1		No	No	No	Approved	
	8006-022-021	9706 Bradwell Ave	Detached ADU		ADU	O	12/13/2021					1			1	1		No	No	No	Approved	
															0							

Jurisdiction	Santa Fe Springs	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	82	-	-	-	-	-	-	-	-	-	-	82
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	50	-	-	-	-	-	-	-	-	1	14	36
	Non-Deed Restricted		-	-	-	-	1	2	10	-	-		
Moderate	Deed Restricted	53	-	-	-	-	-	-	-	2	3	5	48
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Above Moderate		139	-	156	51	-	14	-	-	128		349	-
Total RHNA		324											
Total Units			-	156	51	-	15	2	10	130	4	368	166

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Santa Fe Springs		
Reporting Year	2021	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Home Improvement Rebate Program	Pursue outside funding to support re-initiation of program. Seek to assist 100 homeowners.	Re-initiate program in 2014	When redevelopment was dissolved, the Home Improvemt Rebate Program was eliminated. Given funding constraints, the City has not re-initiated the program but has continued to re-evaluate the long-term viability of the program, including the possible use of CDBD funding. After much consideration, It is anticipated that the City Council will allocate CDBG funds for the initiation of a new Home Improvement Program in early 2022. The program would provide financial assistance in the form of a grants of up to \$5,000 to low-to-moderate income households for the rehabilitation of owner-occupied, single-family dwellings, including mobile homes and condominiums/townhomes. The program would also provide grants for the rehabilitation of 1-4 unit rental properties occupied by income eligible tenants..
Property Maintenance Program	Continue to bring properties into compliance; provide information on available rehabilitation assistance. Seek to complete 60 residential inspections on an annual basis.	2014-2021	During calendar year 2021, the City processed a total of 190 residential code enforcement cases.
Residential Rental Inspection Program	Continue the annual inspection of rental units; bring substandard units into compliance.	2014-2021	The Residential Rental Inspection Program was suspended in February 2016. There has been ongoing discussion about reinitiating the program. There is interest by one Councilmember to initiate a program that requires all housing to be inspected prior to sale. This requires a City Council majority decision to move forward. Although not exactly the same as the Residential Rental Inspection Program, the proposal would ensure that substandard housing is brought into code compliance.
Sale of HARP Properties	Transfer ownership of HARP properties to a non-profit for provision of first-time homebuyer units. Seek to provide two moderate income units.	2014-2015	In January 2019, a home at 9735 Bartley Avenue was sold to a very low income household. The City has a vacant lot at 9257 Millergrove Drive. City staff has been working with Habitat For Humanity (Habitat) to gift them the land for construction of a low-income housing unit. Habitat has submitted a proposal to build two additional homes using the adjacent greenbelt area. This prposal requires City Council approval. A decision is expected before the end of 2022.
County Homeownership Program (HOP)	Advertise the availability of the HOP program and LACDA bi-lingual homebuyer seminars.	Update advertising materials by 2014	The City provides a description of the HOP program on its website, along with a link to the program on the Los Angeles County Development Authority (LACDA) website with program application information and dates for homebuyer seminars.
Southern California Home Financing Authority (SCHFA)	Advertise the availability of the SCHFA program, along with a listing of participating lenders.	Update advertising materials by 2014	The City provides a description of the SCHA program on its website, along with a link to the program on the LACDA website with program application information.
Mortgage Credit Certificate (MCC) Program	Advertise the availability of the MCC program, along with a listing of participating lenders.	Update advertising materials by 2014	The City provides a description of the MCC program on its website, along with a link to the program on the LACDA website with program application information.
Affordable Housing Development Assistance	Enter into a DDA(s) on two City-owned sites for development of affordable housing. Seek to achieve a minimum of 100 affordable units, and waive application processing fees for projects with 10% ELI units.	For the Lakeland/Laurel site, enter into a DDA in 2014 and complete construction by 2016. For 10934 Laurel, enter into a DDA by 2015 and complete construction by 2017.	On January 28, 2021, the Santa Fe Springs Housing Successor Agency entered into a Predevelopment and Disbursement Agreement with The Richman Group (TRG). On March 2, 2021, the Housing Successor Agency entered into a Purchase and Sale agreement with TRG and The Whole Child. TRG and the Whole Child intend to construct 102 units (apartments) of intergenerational, affordable housing and 19 units of interim housing with supportive services, respectively, on a portion of 3.94 acres of currently City owned property. The City expects plans to be submitted to its Building Department for plan checking in early 2022. The City also expects to approve a Predevelopment Loan Agreement for the project in early 2022. The City will continue to work with Habitat for Humanity to develop three remaining parcels with 18 for-sale units.
Housing Element Monitoring/Annual Report	Submit an annual Housing Element progress report to HCD. Monitor to ensure adequate sites to address RHNA throughout the planning period. Monitor redevelopment of R-3 properties.	First annual report due April 1, 2014. Ongoing monitoring of sites and R-3 properties in conjunction with project applications.	City has submitted its Annual Report for each year of the 2014-2021 Housing Element planning period. City has been monitoring development applications for its R-3 properties to ensure adequate site capacity to meet its RHNA allocation.
Second Dwelling Unit Program	Implement City's ordinance to accommodate second units. Seek to achieve at least 3 new second units.	2014-2021	The City issued permits for 5 ADU's in 2021 and, of these, 1 was finaled. However, a total of 6 ADU's were finaled during 2021 when accounting for permits issued prior to 2021.
Sustainability and Green Building	Provide education/outreach to residents and development community on CALGREEN. Advertise available energy conservation programs to residents.	Update advertising materials by 2014	The City website provides information on CALGREEN, along with links to a number of websites for sustainability tips and resources, including information about recycling, proper disposal of electronic waste, and energy and water conservation rebates.
Section 8 Rental Assistance	Continue participation in program administered by the LACDA and advertise through the City Newsletter and dissemination of brochures; encourage landlords to register units.	Advertise program quarterly in City newsletter. Discuss with landlords in conjunction with annual rental inspections.	The City does not administer its own Section 8 Program, but instead, the City provides a description of the Section 8 Program on its website, along with a link to the program on the LACDA website with program application information.
Preservation of Assisted Rental Housing	Monitor at-risk properties; as necessary, pursue alternative funding for rent subsidies and provide tenant education.	Contact at-risk property owners within one year of potential expiration.	No projects are at-risk of conversion to market rate, with the earliest potential expiration not until 2025.
Zoning Ordinance Revisions	Amend the Zoning Code to make explicit provisions for transitional & supportive housing, emergency shelters, manufactured housing, community care facilities, and SROs.	Adopt SB 2 related amendments in 2013, with the balance of Code amendments in 2014.	In March 2017, the City adopted a package of Zoning Code amendments to address zoning for a variety of housing types, as specified in the Housing Element. The City intends to further update its Zoning Code to become fully compliant with more recent changes in State law.
Density Bonus	Adopt and maintain a density bonus ordinance and advertise on the City's website.	Adopt a local density bonus ordinance in 2013.	City Council adopted a local density bonus ordinance in December 2013. The City amended its ordinance in 2017 for consistency with changes in State density bonus law, effective January 1, 2017. The City intends to further update the ordinance to become fully compliant with more recent changes in the State density bonus law. Said update is expected during the 6th RHNA Cycle, if not sooner. The City will most likely adopt the State's density bonus law provisions.
CEQA Exemptions for Infill Projects	Continue to utilize CEQA categorical exemptions where appropriate, on a case-by-case basis.	2014-2021	No categorical exemptions were used for residential infill projects during 2021.
Fee Deferrals and/or Waivers for Affordable Housing	Inform affordable housing developers that fee deferrals, reductions and waivers may be requested as an incentive. Amend the Zoning Code to waive application processing fees for projects with 10% ELI units.	Provide information on available fee incentives in conjunction with affordable projects. By the end of 2014, amend Zoning Code for ELI units.	City's density bonus ordinance identifies fee reductions as an eligible incentive. In addition, Section 155.739 of the Municipal Code provides for a waiver of Planning Department entitlement fees for projects with a minimum of 10% extremely low income units.
Zoning for Small Employee Housing (6 or fewer)	Amend Zoning Code consistent with Employee Housing Act (H&S 17021.5).	Within two years of Housing Element adoption.	The City's Zoning Code provides zoning for small employee housing, consistent with the Employee Housing Act.

Fair Housing Programs	Promote Fair Housing programs through advertisement in the City newsletter, and through program brochures placed at public locations.	Advertise in City newsletter quarterly.	Brochures about fair housing services provided in Santa Fe Springs through the Housing Rights Center are provided at City Hall. In addition, the City provides links to the following fair housing resources on its website: California Department of Fair Employment and Housing; Los Angeles County Housing Resource Center; The Housing Rights Center; Neighborhood Legal Services of Los Angeles County; and Inner City Law Center.
Social Service Programs for Special Needs Groups	Maintain proactive social service programs; augment services as directed by the Social Services and Senior Citizens Advisory Committees.	2014-2021	The City has maintained active social services programs for its residents, mainly through its Community Services Department.
Reasonable Accommodation	Adopt and implement reasonable accommodation procedures; disseminate information on the City's website and at the public counter.	Adopt Zoning Code procedures in 2013, and begin disseminating information in 2014.	City Council adopted procedures for Reasonable Accommodation in 2013 and began disseminating information in 2014.
Housing Opportunities for Persons Living with Disabilities	Coordinate with East Los Angeles Regional Center (ELARC) to publicize info on resources for housing and services. Pursue State and Federal funds available for supportive housing and services in conjunction with future affordable housing projects, and apply for funds at least once during planning period.	Publicize resources in 2014. Pursue funding in conjunction with affordable projects.	The City has placed links on its website to the following resources for housing and services for persons with disabilities: East Los Angeles Regional Center; A Community of Friends; and Corporation for Supportive Housing.

Jurisdiction	Santa Fe Springs	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						
8011-012-902	13231 Lakeland Road	The Richman Group of California - Rental Housing		102	The Richman Group of California	Affordable multi-family housing for very-low and low-income households
8011-012-902	13231 Lakeland Road	The Whole Child - Interim Housing		19	The Whole Child	Affordable multi-family housing for low-income households experiencing homelessness

Jurisdiction	Santa Fe Springs	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	2
	Non-Deed Restricted	0
Moderate	Deed Restricted	3
	Non-Deed Restricted	0
Above Moderate		0
Total Units		5

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	0	0
2 to 4	0	0	0
5+	121	0	128
ADU	2	5	6
MH	0	0	0
Total	123	5	134

Housing Applications Summary	
Total Housing Applications Submitted:	22
Number of Proposed Units in All Applications Received:	23
Total Housing Units Approved:	23
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Santa Fe Springs	
Reporting Year	2021	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT					
Local Early Action Planning (LEAP) Reporting					
(CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity’s application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$ 65,000.00		Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Project mangement and staff/consultant meetings related to Housing Element and Zoning Amendment	\$15,000.00	\$0.00	In Progress	Other	*Nearly complete *Project is part of much larger General Plan and Zoning Ordinance Update with estimated cost of over \$1M. In addition to LEAP grant, funding includes SB2 grant (\$160,000), SB1 grant (\$330,000), and General Fund.
Guiding Principles and Policies, Needs Assessment, and First Draft of Housing Element	\$27,350.00	\$0.00	Completed	Other	Completed
Public Review Draft Housing Element	\$9,000.00	\$0.00	Completed	Other	Completed
Zoning Amendment	\$8,000.00	\$0.00	Completed	Other	Completed
HCD Review of Public Review Draft Housing Element	\$0.00	\$0.00	Completed	Other	Funded with non- LEAP Grant funds.
Adoption of Final Housing Element and Zoning Amendment	\$5,000.00	\$0.00	Completed	Other	Completed
Gateway Cities COG Housing Technical Sevices	\$650.00	\$0.00	Completed	Other	Contributed to hiring of regional housing planner.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	107
	Non-Deed Restricted	0
Low	Deed Restricted	13
	Non-Deed Restricted	0
Moderate	Deed Restricted	1
	Non-Deed Restricted	0
Above Moderate		2
Total Units		123

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	2
	Non-Deed Restricted	0
Moderate	Deed Restricted	3
	Non-Deed Restricted	0
Above Moderate		0
Total Units		5

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	2
	Non-Deed Restricted	0
Moderate	Deed Restricted	4
	Non-Deed Restricted	0
Above Moderate		128
Total Units		134



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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
2021 GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT**

NOTICE IS HEREBY GIVEN that an Adjourned Public Hearing meeting will be held before the Planning Commission of the City of Santa Fe Springs, in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, California on Monday, May 16, 2022, at 6:00 p.m., to consider the City's 2021 General Plan Housing Element Annual Progress Report. At said meeting, the Planning Commission will consider making a recommendation that the City Council direct Staff to submit the 2021 General Plan Housing Element Annual Progress Report to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

LOCATION: Citywide.

APPLICANT/REPRESENTATIVE: City Initiated

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, May 16, 2022 at 6:00 p.m.**

You may also attend the meeting telephonically or electronically using the following means:

Electronically using Zoom

Go to Zoom.us and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/558333944?pwd=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

CEQA STATUS: The State has determined that CEQA does not apply to the approval of ministerial projects. CEQA, therefore, does not apply to the subject matter.

Annette Rodriguez, Mayor • Joe Angel Zamora, Mayor Pro Tem
City Council

Juanita Martin • John M. Mora • Jay Sarno
City Manager

Raymond R. Cruz

ALL INTERESTED PERSONS are invited to attend the Public Hearing before the Planning Commission and express their opinion on the subject item listed above. It should be noted that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

PUBLIC COMMENTS may be submitted in writing to the Planning Program Assistant at teresacavallo@santafesprings.org. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, California 90670 or by telephone or e-mail: (562) 868-0511, extension 7362, waynemorrell@santafesprings.org.

Wayne M. Morrell
Director of Planning
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

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City Council
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