

## DRAFT RESOLUTION NO. PC 2021-\_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WHITTIER, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL THAT IT REPEAL THE 2013-2021 HOUSING ELEMENT IN ITS ENTIRETY AND APPROVE THE 2021-2029 HOUSING ELEMENT (GPA21-0002)

RECITALS

- A. California Government Code Section 65588(b) requires a city to periodically prepare an update to the Housing Element of the General Plan.
- B. State law requires that the update to the Housing Element contain (i) an assessment of the City's housing needs and an analysis of the resources and constraints, both governmental and non-governmental, relevant to the meeting of these needs; (ii) an inventory of land suitable and available for residential development and an analysis of the development potential of such sites; (iii) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and (iv) programs that set forth a schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the update.
- C. State law requires the update to the Housing Element to identify adequate sites to accommodate the City's Regional Housing Needs Allocation (RHNA) for all income categories, and the City's update identifies sites that can accommodate such housing to satisfy the City's RHNA allocation, which establishes the number of new units needed to accommodate expected population growth over the planning period.
- D. Based on the analysis presented in the Housing Element, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be discontinued during the planning period, and therefore do not constitute an impediment to additional residential development during the period covered by the housing element.
- E. Stakeholder interviews were conducted in November 2020 with four groups of local housing advocates, community stakeholders, non-profit and for-profit housing developers, and residents for the purpose of informing the community representatives about the challenges and types of approaches that could be undertaken to address the City's constraints to housing production and the City's RHNA allocation.
- F. Five Community Workshops, one of which was conducted in Spanish, were held virtually using video conferencing due to COVID-19 restrictions in November and December 2020, with the purpose of collecting input on housing challenges, needs, and strategies from a broad cross-section of

residents and stakeholders.

- G. In accordance with Government Code Sections 65352-65352.5, the City sent notice regarding the 2021-2029 Housing Element to all California Native American tribes provided by the Native American Heritage Commission and other entities listed to determine if any tribe wished consultation.
- H. In accordance with Government Code Section 65585(b), on June 11, 2021, the City submitted the draft 2021-2029 Housing Element to the California Department of Housing and Community Development (HCD), and received comments in correspondence dated August 10, 2021, which determined that the City's draft required revisions in order to fully comply with State law.
- I. The HCD Draft 2021-2029 Housing Element was published in June 2021 for public review and comment.
- J. HCD's specific requirements as identified in their correspondence dated August 10, 2021, has been incorporated into revisions to the Draft 2021-2029 Housing Element to ensure that the update complies with State law and can be certified by HCD.
- K. The City's Housing Element is a mandatory General Plan Element and was prepared for the 2021-2029 planning period, is consistent with the policies and goals of the Envision Whittier General Plan, and was prepared in accordance with California Housing Element Law (Government Code Section 65580 et seq).
- L. The California Environmental Quality Act (CEQA) requires public agencies and local governments to measure the environmental impacts of development projects or other major land use decisions, and to limit or avoid those impacts if possible. The comprehensive update to Whittier's Housing Element is considered a project under CEQA.
- M. The City conducted an Environmental Impact Report (EIR) analysis of the comprehensive update of the Whittier General Plan together with the update to its Housing Element in accordance with all requirements of CEQA and the CEQA Guidelines.
- N. On August 31, 2021, a joint study session with the City Council and the Planning Commission was held to conduct a final review of the Draft Envision Whittier General Plan, the Draft 2021-2029 Housing Element, and the Draft EIR.
- O. On September 29, 2021, the Planning Commission of the City of Whittier considered the Envision Whittier General Plan (GPA21-0001), together with the 2021-2029 Housing Element (GPA21-0002) and the EIR prepared for both, the staff report, and all testimony, written and spoken, at a duly noticed public hearing.

NOW THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE AND DECLARE AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are a substantial part of this resolution.

SECTION 2. The Planning Commission bases its recommendation on the entirety of the record which includes, but is not limited to: (1) the staff reports, technical studies, appendices, plans, specifications, City files and records, and other materials prepared for and/or submitted to the City relating to the update of the Housing Element; (2) the evidence, facts, findings and other determinations set forth in this resolution; (3) the environmental analysis prepared for the update to the Housing Element; (4) all documentary and oral evidence received at public workshops, meetings, and hearings, or submitted to the City relating to the update of the Housing Element and environmental analysis; and, (5) all other matters of common knowledge to the Planning Commission including but not limited to City, State, and Federal laws, policies, rules, regulations, reports, records and projections related to development with the City of Whittier. The record of the proceedings is on file for public examination during normal business hours at the City of Whittier City Hall, Community Development Department, 13230 Penn Street, Whittier, California, 90602.

SECTION 3. The Planning Commission hereby recommends that the following findings be made by the City Council with respect to the adoption of the 2021-2029 Housing Element:

- (1) The 2021-2029 Housing Element substantially complies with Housing Element Law, as provided in Government Code Section 65580 et seq, and is consistent with Land Use and other Elements of the Envision Whittier General Plan. The proposed update of the Housing Element is required to bring it into consistency with State law and sound planning principles. The proposed policies implementing programs are compatible and ensure that the goals and policies of the Envision Whittier General Plan can be adequately implemented to achieve the community's vision.
- (2) As required by Government Code Section 65585 (e) and (f), the City has incorporated any of the findings made by HCD included in their review to substantially comply with the requirements of Article 10.6 of the Government Code as interpreted by HCD.
- (3) There is a real and substantial relationship of the update to the Whittier 2021-2029 Housing Element to the general welfare of the City and the entire region. Whittier has adequately researched and considered the numerous competing interests in the region and, in view of the demonstrated need for new housing, the approval constitutes a reasonable accommodation of those interests.

