



**CITY OF DUARTE
PLANNING COMMISSION
M I N U T E S
April 26, 2021**

**Planning Commission
Commissioners**
Sara Vasquez, Chair
Tina Heany, Vice-Chair
George K. Farra
Wally Wolff

NOTICE: Due to the state and local State of Emergency resulting from the threat of Novel Coronavirus (COVID-19), Governor Newsom has issued Executive Order N-29-20 in which Section 3 supersedes Paragraph 11 of Executive Order N-25-20 (issued on March 12, 2020) addressing Brown Act regulations. This new order states that the City does not need to make a physical location available for members of the public to observe a public meeting and offer public comment. The Order allows the City to hold City Council meetings via teleconferencing and allows for members of the public to observe and address the meeting electronically.

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES:

Chair Vasquez called the meeting to order at 7:03 p.m. The following were in attendance:

PRESENT:	Vasquez, Heany, Farra, Wolff (Arrived at 7:08 p.m.)
ABSENT:	None
STAFF:	Hensley, Golding, Baldwin, McCurley, Contreras
DEPUTY CITY ATTORNEY:	Phan

2. PLEDGE OF ALLEGIANCE:

Heany led the Pledge of Allegiance.

3. APPROVAL OF MINUTES: March 15, 2021

Farra motioned to approve the minutes of March 15, 2021. The motion was seconded by Heany and carried 3-0-0-1 by the following Roll Call vote: Yes: Vasquez, Farra, Heany; No: None; Absent: Wolff (Arrived at 7:08 p.m.)

4. ORAL COMMUNICATIONS ITEMS NOT ON THE AGENDA:

None.

5. DISCUSSION:

A. Community Workshop on the Housing Element Update 2021-2029. City Staff and the City's Housing Element Update consultant will continue the presentation on progress made towards developing the Housing Element Update. This Workshop will focus, in part, on considering local sites for lower and moderate-income housing developments to address State regional housing needs requirements. In addition to the update on progress, this Workshop will also give the public the opportunity to comment on the process.

Director Hensley introduced the Housing Element and Consultant Karen Warner who provided a presentation of the item. Warner gave a PowerPoint presentation describing the Housing Element Update Process/Schedule, Projected Housing Needs (RHNA), Review of Potential Housing Site Inventory, and Public Comments.

Vasquez opened Commissioner's inquiries and comments.

Farra commented on State mandates regarding the topic and indicated these requirements contribute to the loss of local control that change the City's character. He stated his opposition to the target amount of residential unit increases indicated in the presentation.

Heany inquired if very low- and low-income housing is limited to seniors or if it is open to all age groups. Hensley and Warner responded.

Heany commented that affordable housing projects such as Andres Duarte and Andres Duarte II are beneficial to the city.

Vasquez inquired about the Site 8 location identified in the presentation. Hensley provided details and background information on the properties.

Vasquez stated her concern regarding attracting new businesses to the City. Hensley responded.

Hensley commented on the process of low- and moderate-income development and the quality of improvements and management on these projects

There was discussion between Vasquez and Hensley regarding the requirements for the sale of properties at the Site 8 location and the possibility of business vacancy that would be associated if that were to occur.

Vasquez inquired about income requirements for affordable housing development funding. Hensley responded.

Farra commented on eminent domain. Hensley responded

Heany commented on changes throughout City that residents and businesses alike have views and opinions on

Vasquez closed Commissioner's Comments and opened Public Comments. There were no public comments.

6. ITEMS FROM DIRECTOR:

Hensley provided an update on the status of the new commissioner.

7. ITEMS FROM COMMISSIONERS:

Farra inquired and commented on requirements of sexual harassment training for commissioners. Hensley and Phan responded.

Farra inquired about when Planning Commission will return to in person meetings. Hensley responded.

8. ADJOURNMENT: Monday, May 17, 2021

Vasquez asked for a motion to adjourn. Heany moved to adjourn at 8:07 p.m., seconded by Vasquez. The next meeting is scheduled for May 17, 2021

Craig Hensley, Secretary