



**CITY OF DUARTE
PLANNING COMMISSION
MINUTES
March 15, 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 7:02 p.m. The following were in attendance:

PRESENT:	Vasquez, Heany, Farra, Wolff
ABSENT:	None
STAFF:	Hensley, Golding, Baldwin, Hernandez
DEPUTY CITY ATTORNEY:	Phan

2. PLEDGE OF ALLEGIANCE:

Farra lead the Pledge of Allegiance.

3. APPROVAL OF MINUTES: 2-16-21

Heany motioned to approve the minutes of February 16, 2021. The motion was seconded by Wolff and carried 4-0-0-0 by the following Roll Call vote: Yes: Vasquez, Farra, Heany, Wolff; No: None.

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 give a presentation on progress made towards developing the Housing Element Update and associated items. In addition to the update on progress, this Workshop will also give the public the opportunity to comment on the process.**

Director Hensley introduced Housing Element and Consultant Karen Warner to provide a presentation on the item. Warner gave a PowerPoint describing the Housing Element Update Process/Schedule, Existing Housing Needs, Projected Housing Needs (RHNA), FlashVote Survey, Potential New Housing Programs and Public Comments.

Vasquez opened Commissioner's inquiries/comments.

Heany inquired about the HUD voucher program for the Duarte Park Apartments. Hensley responded.

Farra asked for additional information about the RFP issued by the City to rehabilitate older apartments. Hensley provided details on the matter.

Heany inquired about Federal funding status. Ms. Warner responded.

Farra commented on the need of new housing to have proximate connection to the Gold Line. Hensley provided information on possible new developments near the Gold Line station.

Vasquez referred to the senior apartments discussion and inquired about the increase of market-rate value and rent control. Hensley, Warner and City Attorney Phan provided additional information on the matter.

Vasquez inquired about apartments that require repair and City's enforcement Hensley responded.

Vasquez closed Commissioner's Comments and opened Public Comments.

Jessica Lopez Driotis, Duarte Resident, asked about RHNA requirement related to owner-occupied units. Ms. Warner explained the RHNA specifications on rentals and owner-occupied units, expressed her concerns about the lack of owner-occupied housing availability and sought guidance to address the issue. Warner explained how RHNA addresses rental and owner-occupied units, and the city policies/resources to promote homeownership. Hensley commented on the challenges many cities are facing in regard to housing requirements.

Vasquez asked about new ownership development projects in the city. Hensley provided information.

Farra asked for other options related to meeting State requirements, and consequences of noncompliance with the Housing Element Plan. Warner explained requirements, liability risks, and penalties for non-compliance with the plan.

Phan reiterated distinction on zoning projects, and compliance with the Housing Element requirements.

Hensley added comments regarding existing market rate on developments, density, single-family and apartments projects recently completed and/or under development.

Vladimir Arutyunyan, resident, commented on the same concerns Ms. Driotis stated on the shortage of housing, and 2020 new State law AB68 benefits.

6. ITEMS FROM DIRECTOR:

Hensley provided development updates.

7. ITEMS FROM COMMISSIONERS:

Vasquez inquired on the status of the new commissioner. Hensley responded.

8. ADJOURNMENT: Monday, April 19, 2021

Vasquez asked for a motion to adjourn. Farra moved to adjourn, seconded by Vasquez. The next meeting is scheduled for April 19, 2021.

Craig Hensley, Secretary