CITY OF DUARTE
PLANNING COMMISSION
M I N U T E S
January 16, 2018

Planning Commission
Commissioners
Paula Watson-Gardner, Chair
Sara Vasquez, Vice-Chair
George K. Farra
Shauna Pierce

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES

Chairperson Watson-Gardner called the meeting to order at 7:03 p.m.

The following were in attendance:

PRESENT:	Watson-Gardner, Vasquez, Farra, Pierce
ABSENT:	None
STAFF:	Hensley, Golding, Eoff IV, Baldwin, Serna, Hernandez
DEPUTY CITY ATTORNEY:	Alisha Patterson

2. PLEDGE OF ALLEGIANCE

Farra led the Pledge of Allegiance.

3. SWEARING-IN OF COMMISSIONERS

Hensley sworn in reappointed Commissioners Farra and Vasquez.

4. APPROVAL OF MINUTES: October 16, 2017

Farra moved to approve the minutes for October 16, 2017. Seconded by Pierce. Motion approved 4-0-0-0.

5. ORAL COMMUNICATIONS ITEMS NOT ON THE AGENDA

Chair Watson-Gardner opened the Oral Communications Item. Seeing none, Oral Communications were closed.

6. PUBLIC HEARINGS

A. CITY OF HOPE SPECIFIC PLAN - General Plan Amendment 15-01; Zone Change 15-01; Adoption of City of Hope Specific Plan; and Draft Environmental Impact Report:

Hensley introduced the Project and indicated that presentations will be provided by Staff, PlaceWorks Consultants, and the City of Hope.

Planning Manager Golding provided the background and history, also introduced several of the speakers that worked in partnership with the City in the development of the plan, PlaceWorks lead Consultants Nick Pergakes (Specific Plan preparation) and Nicole Morse (CEQA and EIR preparations).

Pergakes provided a power point presentation of the elements of the Specific Plan document.

Golding provided additional details on the project, an analysis of topics that are critical for the City's consideration, and the opportunities provided for public comment and participation. Golding concluded his presentation and referred the meeting over to Nicole Morse to discuss components of the Draft Environmental Impact Report.

Nicole Morse stated that her firm prepared the EIR document and then provided a power point presentation on the EIR and CEQA process.

Golding summarized the presentation and then recommended the Planning Commission recommend approval of the Project to the City Council.

Chair Watson-Gardner opened Commissioners inquiries to Staff.

Pierce asked for clarification on the status of non-City of Hope owned properties remaining on Cinco Robles. Golding responded.

Farra indicated that he has a lengthy list of questions, issues, and concerns. Golding responded to his questions, provided information to address his issues, and concerns. There was discussion and comments given by Hensley, Spencer Reed (Fehr & Peers Traffic Consultants), and Nicole Morse to address Farra's concerns.

Farra referenced to a letter received by the staff from Lozeau Drury representing Laborers Unions and asked what the connection was with sustainability and this project. City Attorney Patterson responded.

Farra continued with his inquiries and referred to the SEQA sections. Consultant Morse addressed his concerns and inquiries on the SEQA sections.

Chair Watson-Gardner called for a five-minute recess at 8:45 p.m.

Meeting Reconvened at 8:52 p.m.

Farra continued his inquiries, related to traffic signals, building heights and colors. Golding and Hensley responded.

Chair Watson-Gardner opened the Public Hearing.

John Reuter, Vice President Facilities with the City of Hope introduced himself and his team of professionals that have worked on the campus plan. He provided a City of Hope power point presentation on the campus plan. He recognized a few supporters that were present earlier but had to leave due to the time constraints. Reuter invited his legal counsel to make a few comments relating to the commissioner's comments.

DJ Moore, Latham & Watkins - outside council for City of Hope, replied to some of Farra's questions.

Chair Watson-Gardner opened Commissioners inquiries.

Vasquez asked for clarification on ownership of residential lots. Moore responded.

Chair Watson-Gardner opened Public Comments.

Sheryl Lefmann, President CEO of the Duarte Chamber of Commerce, provided support of the project, and discussed the positive impact to the community.

Steve Hernandez, expressed his opinion on the Commission's role in considering projects, his personal experiences involving City of Hope and asked for the project to be approved.

Seeing no other Public Comments, Chair Watson-Gardner closed Public Comments.

Chair Watson-Gardner opened Commissioner's discussion.

Farra stated he is in support of the project and his opinion on his duty in reviewing a project.

Farra made a motion to require City of Hope to consider implementing storm water and electrical sustainability with a goal of 100% self-sufficiency through solar powers, solar panels, and more storm water retention systems within reason. Adding that the City of Hope and City Staff need to ensure the current utility capacities accommodates the Town Center, Metro Station, City of Hope at full development.

City Attorney Patterson asked for clarification on Farra's motion. Farra responded and confirmed his recommendation for the City Council.

Chair Watson-Gardner called for a second on Farra's motion. Seeing none, the motion failed in lack of a second.

Pierce motion to recommend to City Council, approval of General Plan Amendment 15-1; Zone Change 15-1; adoption of the City of Hope Specific Plan and approval of the Draft EIR for the project by approving the following: PC Resolutions 18-1, General Plan Amendment 15-1; PC Resolution 18-2, Zone Change 15-2; PC Resolution 18-3, City of Hope Specific Plan; and PC Resolutions 18-4, Draft EIR. Seconded by Vasquez. The motion was approved 4-0-0-0.

7. ITEMS FROM DIRECTOR

Hensley provided an update on continued items for Third Street and mixed-use project.

8. ITEMS FROM COMMISSIONERS

Farra apologized for the extended time taken on his questions and suggested to move the public comments before the Commissioners questions.

9. ADJOURNMENT

Chair Watson-Gardner adjourned the meeting at 9:28 p.m.

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Craig Hensley, Secretary