CITY OF DUARTE
PLANNING COMMISSION
M I N U T E S
October 21, 2019

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

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES:

Vice-Chair Heany call the meeting to order at 7:05 p.m. The following were in attendance:

PRESENT:	Heany, Vasquez, Wolff
ABSENT:	Watson-Gardner and Farra
STAFF:	Hensley, Golding, Baldwin, Hamilton, Hernandez
CITY ATTORNEY:	Phan

2. PLEDGE OF ALLEGIANCE:

Vasquez led the Pledge of Allegiance.

3. APPROVAL OF MINUTES: October 7, 2019

Wolff moved to approve the minutes of October 7, 2019. Seconded by Heany. Motion was approved 3-0-2-0. (Absent: Watson-Gardner and Farra)

4. ORAL COMMUNICATIONS ITEMS NOT ON THE AGENDA

Vice-Chair Heany opened Oral Communications for items not on the Agenda. Seeing none Vice-Chair Heany closed the item.

5. PUBLIC HEARINGS:

A. Site Plan and Design Review 18-31: New 6,580 square-foot commercial building with a 33-car surface parking lot on a 29,289 square-foot property at 2137 Huntington Drive.

Attachments: Staff Report SPDR 18-31 and PC Resolution 19-05

Jeff Hamilton, Contract Planner provided Staff Report, a PowerPoint presentation and discussed revisions of the design of the building. (Audio)

Vice-Chair Heany opened Commissioners inquiries. Seeing none, she opened Public Comments. (Audio)

Scott Yang, Applicant Representative discussed his concerns regarding the reciprocal easement and parking space modification, requesting Commission's consideration. (Audio)

Jason Golding, Planning Manager addressed the Applicant's concerns and provided information on the reciprocal access, easement and potential modifications. (Audio)

Commissioner Vasquez inquired about future development of the lot and asked for clarification regarding the Applicant's issues on the loss of parking stalls for future tenants. Golding and Hensley explained the different ways that staff has addressed the Applicant's issues. (Audio)

Vice-Chair Heany asked for clarification regarding permitted U-turns on the Bradbourne intersection and the issue on the additional easement requirement for the business. Golding clarified the permissible U-turn at the intersection and addressed the issue of the modification of the driveway. Hensley added comments regarding the modifications of the building. (Audio)

Applicant thanked staff for the clarification of the easement and reiterated the concern of the loss of two parking spaces. (Audio)

Golding explained adjustments and modifications to create an additional parking space. (Audio)

Applicant, Commissioner Vasquez and Staff continued discussion regarding the alternatives, modifications and loss of parking spaces. (Audio)

Applicant and Staff concurrence of the condition modification to credit the Applicant for the loss of the parking spaces. (Audio)

Wayne Moran, Property Owner on the east side of the building inquired about the side setback of the construction building closes to Huntington. (Audio)

Hamilton explained the process is considered during the plan check review of a project and on encroachments into setbacks. (Audio)

Vice-Chair Heany closed Public Comments, and opened Commissioner's inquiries. Seeing none, she called for a motion on the project. (Audio)

Commissioner Wolff motioned to approved the project with modifications to the Conditions of Approval to the following items: 2. C, New condition 8 is added; existing condition 8 is renumbered to condition 9 and a new second sentence is added about the access easement and landscaping plan; and additional sentence regarding condition of future removal of the two parking spaces. Motion Seconded by Vice-Chair Heany. Motion was approved 2-1-2-0. (Vote: Yes: Heany, Wolff, No: Vasquez; Absent: Watson-Gardner, Farra; Abstain: None). (Audio)

B. General Plan Amendment 19-01, Amendment to the Duarte Station Specific Plan (Zone Change 19-01), Municipal Code Amendment 19-02, and associated Draft Subsequent Environmental Impact Report: Amendment to the Duarte Station Specific Plan to provide new development requirements.

Attachments: Staff Report Amendment to the Duarte Station Specific Plan (ZC 19-01) and Draft Subsequent Environmental Impact Report (DEIR); General Plan Amendment 19-01; Municipal Code Amendment 19-02. PC Resolution 19-06, 19-07, 19-08, and 19-09.

Craig Hensley, Community Development Director introduced the item and provided a PowerPoint presentation discussing the elements of the Duarte Station Specific Plan Amendments and new development requirements. (Audio)

Hensley introduced Laura Stetson and Michelle Gibbs, MIG Consultants to provide detailed information and give a PowerPoint presentation regarding the subsequent EIR elements. (Audio)

C. Vesting Tentative Tract Map No. 82518 (SMA 19-02), and Site Plan and Design Review (SPDR) 19-37 and 19-38: Proposal to subdivide the property into two parcels and construct two, multiple-story, market-rate apartments at 1700 and 1750 Business Center Drive. (Audio)

Attachments: Staff Report Vesting Tentative Tract Map #82518 (SMA 19-02) and SPDR 19-37 and 19-37. PC Resolution 19-10, 19-11 and 19-12.

Jason Golding, Planning Manager provided a PowerPoint presentation discussing the entitlements of the Vesting Tentative Tract Map and apartments' project. (Audio)

Hensley recapped the project for the clarity of the Commission. (Audio)

Vice-Chair Heany commented about the letter received from Caltrans and inquired about the parking for commercial businesses on site. Hensley provided information on the parking requirements. (Audio)

Vice-Chair Heany opened Public Comments. (Audio)

Resident that lives in a complex of 100 units spoke regarding the setting of the interior parking spaces and inquired on how the furniture loading zone will take place. (Audio)

Matt Waken, Duarte Partners LLC Project Applicant, thanked Golding, Hensley and City for their transparent and hard work during the development process, team work and support to provide a good development plan for the city and a plan that can be implemented by the builders. Mr. Waken expressed his excitement for the development of this project in the city, he introduced everyone on his team and welcome questions from the Commission. (Audio)

Michael Heinrich, Architect of the project addressed the inquiry of the resident regarding the furniture loading and unloading zone between the two buildings and time constraints. (Audio)

Vice-Chair Heany closed the Public Comments, and opened Commissioners' inquiries. (Audio)

Wolff inquired about the market rate definition and what are the demographics that are predicted to occupy the apartments. (Audio)

John Cledian, Moltgreek Residential builder of site B, provided information on the demographics that are foreseen to occupy the apartments. (Audio)

Sunti Kumjim, MBK Homes representative elaborated on the positive impact and economic development of the project in the community. (Audio)

Wolff commented on the demographics described by the consultant and expressed concerns on the impact on traffic. Mr. Kumjim addressed the concerns and provided information on the traffic studies and parking management plan considered on the development of the project. (Audio)

Vice-Chair Heany inquired if a manager would be on site. Hensley responded that a manager is required by the State based on the size of the building. (Audio)

Hensley added comments on the impact growth in the development of the proposed project. (Audio)

Wolff inquired about the process and legal advice to respond to the comments noted in the letters received from various agencies. Hensley explained the process of response to the agencies' comments and City Attorney role to review and address all legal concerns noted in the letters received. (Audio)

Vice-Chair called for a motion on the item. Wolff asked Hensley to restate the item for clarity and motion. Wolff moved to approved restated items and Seconded by Vasquez. The motion was approved 3-0-2-0. (Vote: Yes: Heany, Vasquez, Wolff; No: None; Absent: Watson-Gardner, Farra; Abstain: None). (Audio)

6. **ITEMS FROM DIRECTOR:**

There were no items from the Director.

7. **ITEMS FROM COMMISSIONERS:**

There were no items from the Commissioners.

8. **ADJOURNMENT:** **Monday, November 18, 2019**

Vice-Chair Heany adjourned the meeting at 9:11 p.m.

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Craig Hensley, Secretary