



**CITY OF DUARTE
PLANNING COMMISSION
M I N U T E S
October 18, 2021**

**Planning Commission
Commissioners**
Sara Vasquez, Chair
Tina Heany, Vice-Chair
Danny Ramirez
Wally Wolff

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, Ramirez, Wolff
ABSENT:	None
STAFF:	Hensley, Golding, Baldwin, McCurley, Hernandez
DEPUTY CITY ATTORNEY:	Phan

2. PLEDGE OF ALLEGIANCE:

None.

3. APPROVAL OF MINUTES: May 17, 2021 and August 16, 2021

Vasquez called for a motion on the Minutes for May and August. Heany motioned to approve the May 17, 2021 minutes, seconded by Ramirez and carried 3-0-1-0 (Yes: Vasquez, Heany, Ramirez; No: None; Abstain: Wolff; Absent: None).

Wolff moved to approve the August 16, 2021 minutes, seconded by Heany and carried 3-0-1-0 (Yes: Heany, Ramirez, Wolff; No: None; Abstain: Vasquez; Absent: None).

4. ORAL COMMUNICATIONS ITEMS NOT ON THE AGENDA:

None.

5. PUBLIC HEARINGS:

A. General Plan Amendment 2021-01. A request to update the Duarte Housing Element with the 2021-2029 Housing Element of the General Plan.

Vasquez read the proposed General Plan Amendments, and stated that Item A, B and C will be read together in the presentation.

Hensley provided an overview of the 2021 - 2029 Housing Element of the General Plan, the Safety Element Updates, and Environmental Justice policies. He introduced the consultant team: Karen Warner of Karen Warner Associates and Lexi Journey, Camilia Bobroff, and Susanne Huerta of Rincon Consultants, as the presenters of the items.

Karen Warner provided a PowerPoint presentation discussing the project schedule, the release of the public review draft for the Housing Element Update, and the revisions/comments received by the HCD.

Maia McCurley, Associate Planner, discussed items B and C, providing a brief overview of the contents of the Safety element Update; the Environmental Justice policies to be incorporated into the General Plan; and the California Environmental Quality Act (CEQA) review process for the project.

Lexie Journey, Senior Planner, Rincon Consultants, provided additional information related to the Safety Element Update, the Environmental Justice policies, and the CEQA environmental review. She indicated that Susanne Huerta was available to answer any questions regarding the CEQA analysis and concluded her presentation.

Hensley stated that there were three letters of Public Comments that were provided to the Commissioners before the meeting and would be read during the Public Hearing segment. Hensley concluded the presentation, indicated the recommendation to approve the three Resolutions, the documents, and changes for the approval of the City Council with the removal of Site 9 from opportunity sites, based on a request from a public comment that would be read later.

Vasquez opened Commissioner's inquiries and comments.

Heany requested an explanation of what affordability levels are in real life and how some people misinterpret what it means to be "low low" income. She stated that it would be useful to be more specific on what is considered "low low" housing. Hensley provided information on existing affordable housing developments.

Warner further explained the category of affordable housing and referred to the Housing Element, on page 2-16 that included a table with different occupations and salaries defining the very low-, low-, and moderate-income category.

Hensley indicated that it was noted for the council presentation to add a slide of what is considered affordable housing and low income.

Vasquez inquired on the process of purchasing a site for affordable housing. Hensley addressed her inquiry.

Vasquez inquired about on the unit shortage for the affordable housing. Warner and Hensley responded. And further discussed the factors and categories of what is considered affordable housing and the types of funding that is available for this type of housing.

Vazquez closed Commissioner's inquiries and opened the Public Hearing for the three items.

Hensley indicated that there were three comment letters that were received, one was after the deadline of 6:00 p.m. but still presented it to the Commission. Hensley read the letters from the Southwest Regional Council of Carpenters. represented by members Marcus Baisley, Duarte Resident and Mitchell Tsai, Attorney at Law. Hensley also discussed comments and conversation he had with Mr. DJ Anawalt, owner of 1153 Three Ranch Road.

Vasquez opened Commissioners' inquiries on comments received.

Vasquez asked for confirmation on considering adding participation of the union in the project. Hensley responded.

Vasquez closed the Public Hearing. And opened Commissioners' discussion. There were none.

Vasquez called for a motion to approve General Plan Amendment 2021-01 & 2021-02, on Items A and B, PC Resolution 21-03 with removal of Site 9, also motion to approve GPA 2021-02 with PC Resolution 21-04. Wolff moved to approve the item and seconded by Heany. The motion was approved 4-0-0-0. (Yes: Vasquez, Heany, Ramirez, Wolff; No: None; Abstain: None; Absent: None).

Vasquez called for a motion to approved Item C, GPA 2021-03. Heany moved to approved and seconded by Wolff. The motion was approved unanimous 4-0-0-0. (Yes: Vasquez, Heany, Ramirez, Wolff; No: None; Abstain: None; Absent: None).

6. ITEMS FROM DIRECTOR:

Hensley thanked the commissioners for their time and thorough review of the extensive Housing Element of the General Plan and provided development updates.

7. ITEMS FROM COMMISSIONERS:

No items from the Commissioners. City Attorney Phan commented on the importance of roll calling the votes on the proposed projects and continuation of the use of zoom meetings being scheduled on future Planning Commission meetings.

8. ADJOURNMENT: Monday, November 15, 2021

Vasquez asked for a motion to adjourn. Wolff motioned to adjourn at 8:32 p.m. The next meeting is scheduled for November 15, 2021.

Craig Hensley, Secretary