CITY OF DUARTE
PLANNING COMMISSION
M I N U T E S
October 7, 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:

Chair Watson-Gardner called the meeting to order at 7:05 p.m. The following were in attendance:

PRESENT:	Watson-Gardner, Heany, Farra, Vasquez and Wolff (arrived 7:07 p.m.)
ABSENT:	None
STAFF:	Hensley, Golding, Baldwin, Contreras and Hernandez

2. PLEDGE OF ALLEGIANCE:

Vasquez led the Pledge of Allegiance.

3. APPROVAL OF MINUTES: June 17, 2019

Farra moved to approve the minutes of June 17, 2019. Seconded by Heany. Motion approved 5-0-0-0.

4. ORAL COMMUNICATIONS ITEMS NOT ON THE AGENDA:

Chairperson Watson-Gardner opened Oral Communications for items not on the Agenda. Seeing none Chairperson Watson-Gardner closed the item.

5. PUBLIC HEARINGS:

A. Site Plan and Design Review 17-10: New 16-Unit Multiple-Family Development at 928 Huntington Drive

(Attachments: Staff Report SPDR 17-10 and PC Resolution 19-02)

Nick Baldwin, Associate Planner, presented the staff report for the request from the applicant, Gantcho Batchkarov to construct a new three-story 16-unit apartment building with subterranean parking. He answered questions from the Commission and acknowledged the attendance of the applicant.

Farra inquired about the architectural design of the building. Baldwin explained the final design outcome of the building was after several design revisions and discussions between the City and Architect.

Farra inquired about parking at the project and commented that there was limited parking in the complex. Baldwin explained the parking layout and stated code parking requirements were met. He also stated there would be a parking management plan in place to be used by management company at project completion.

Chairperson Watson-Gardner opened commission discussion.

Farra inquired if there was a covenant in place to prevent loud nuisances at the complex, specifically in the rooftop terrace. Baldwin responded there was not a covenant but that there are noise restrictions in place within the Duarte Municipal Code as well as requirements addressing noise within the project's condition of approvals.

Heany requested clarification on whether the project was condos or apartments because project plans indicated condos. Baldwin clarified the error and confirmed the project is apartments.

Chairperson Watson-Gardner opened Public Comments.

Gantcho Batchkarov, Architect of the project provided additional details on the design of the building, parking concerns, and roof deck and garden activities.

Farra inquired about the compatibility of the building design with the neighboring city. Mr. Bathkarov elaborated on the design and additional details on the building.

Hensley clarified the parking management plan and property owner responsibility requirements.

Chairperson Watson-Gardner closed Public Comments.

Chairperson Watson-Garden called for a motion of the project. Heany moved, and Watson-Garden Seconded to approve Site Plan and Design Review 17-10 and Resolution PC 19-02. The motion was approved 5-0-0-0.

B. Conditional Use Permit 19-03 and Site Plan and Design Review 19-36: A request to construct and operate a new five-story, 115,022 square-foot, 150-room hotel (New Hope Village) on approximately four acres at the northwest corner of the City of Hope campus, 1500 Duarte Road

(Attachmentss: Staff Report CUP 19-03_SPDR 19-36, PC Resolution 19-03 and PC Resolution 19-04)

Jason Golding, Planning Division Manager presented the Staff Report and PowerPoint presentation discussing various components of the project, description of the project as proposed by the City of Hope, staff's analysis and key issues discussed during the planning review process.

Farra requested a background history of the approval process for the project by the Planning Commission and amendments by City Council. Golding provided a detailed explanation of the City of Hope Specific Plan approval process.

Golding concluded his presentation recapping Staff's recommendation that Planning Commission reviews the information provided and adopt: PC Resolution 19-03 and 19-04. He indicated City of Hope representatives including their development team and architects were available for any questions.

Chairperson Watson-Gardner opened Commission inquiries.

Farra commented on the background history of the project, concerns and approval process. He asked about the possibility of the City of Hope hotel opening to the general public. He also inquired about whether the Wyndham Hotel was aware of the City of Hope's Hotel plan and what the City of Hope's stance was on the Wyndham project because he was concerned about future conflicts.

Hensley commented on Farra's concerns regarding potential conflicts between the Wyndham Hotel project and the City of Hope's Hotel and stated they were two stand-alone projects.

Golding also commented that the City of Hope hotel is a unique project as it has been designed primarily for patient care and that the location takes advantage of the proximity to the hospital and other services. Farra acknowledged those elements but stated the City's website records indicate that the City of Hope is relying on the Wyndham Hotel project. He requested that be corrected and that the correct information be made before the public hearing for the Wyndham Hotel.

Heany inquired if the City of Hope would be hiring a management firm to run the hotel or if it would be managed internally. Golding stated that a management firm would manage the hotel.

Chairperson Watson-Gardner opened Public Comments.

Steve Hernandez, spoke on the matter and the issue of traffic within the project area. He requested City address train delay issues at Buena Vista Avenue and Duarte Road.

Golding addressed the concern of traffic, discussed the requirement of a new traffic signal light before the opening of the hotel to mitigate the circulation of traffic turns and movement addressing the particular intersections. Hensley elaborated on the traffic analysis, additional signal lights, EIR mitigation, and management plan.

DJ Moore, Esq. from Latham and Watkins spoke on behalf of the City of Hope. He thanked the planning staff for the detailed and thorough consideration and presentation of the

project. He addressed the question concerning the Wyndham Hotel and stated the City of Hope does support the Wyndham Hotel project in the City of Duarte. He stated the City of Hope Hotel is unique and explained the special services that the hotel will be providing to patients, their families, and a campus that differs from a regular hotel.

Terry Lee and Sherry Ho, Wyndham Hotel representatives, stated they have been working on their project for more than two years. Mr. Lee indicated they are knowledgeable of the market in which the City of Hope has a strong demand for rooms to service their patients and doctors. He stated that there is also demand in the area for a regular hotel to serve guests, which are currently being sent to outside cities instead of Duarte. He indicated he is in support of the City of Hope Hotel project and that he hopes they can work together so both hotels may succeed. Ms. Ho elaborated on the support given to the development of the City of Hope's Hotel, the pleasure to work as a team, and the goal to boost the economy in the City of Duarte. She reiterated the submittal of their entitlement package was on September 10th and stated they are excited for the development of their hotel along with working together and receiving support from Staff, Planning Commission, and City Council to make the City stronger and more beautiful.

Farra requested Public Comments to be recorded in detail in the written minutes.

Chairperson Watson-Gardner closed Public Comments.

Chairperson Watson-Gardner called for a motion on the CUP 19-03 and Site Plan and Design Review 19-36. Farra moved to approved for both items and Seconded by Heany. The motion was approved 5-0-0-0.

6. ITEMS FROM DIRECTOR:

Hensley commended and thanked the City of Hope for submitting the most completed sets of plans for the project. And provided development updates to the Commission.

7. ITEMS FROM COMMISSIONERS:

There was discussion about some of the development projects among the Commissioners and Hensley.

8. ADJOURNMENT: Monday, October 21, 2019

Chairperson Watson-Gardner adjourned the meeting at 8:28 p.m.

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Craig Hensley, Secretary