



**CITY OF DUARTE
PLANNING COMMISSION
MINUTES
September 17, 2018**

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

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES:

Chairperson Vasquez called the meeting to order at 7:03 p.m.

The following were in attendance:

PRESENT:	Vasquez, Wolff, Farra
ABSENT:	Heany, Watson-Gardner
STAFF:	Hensley, Golding, Eoff IV, Hernandez
DEPUTY CITY ATTORNEY:	None

2. PLEDGE OF ALLEGIANCE:

Farra lead the Pledge of Allegiance.

3. APPROVAL OF MINUTES: [August 20, 2018](#)

Farra moved to approve the minutes of August 20, 2018. Seconded by Wolff. Motion approved 3-0-0-2. (Vote: Yes: Vasquez, Wolff, Farra; No: None; Abstain: None; Absent: Heany, Watson-Gardner).

4. ORAL COMMUNICATIONS ITEMS NOT ON THE AGENDA:

Chair Vasquez opened Oral Communications for items not on the Agenda. Seeing none, Chair Vasquez closed Oral Communications.

5. PUBLIC HEARINGS:

A. [Development Agreement 2018-1 Consideration of a Development Agreement Between the City of Duarte and the City of Hope Regarding the City of Hope Campus Plan and the Related Build-out in the Plan Area.](#)

Attachments: [Staff Report](#); [Development Agreement 18-1](#) and [PC Resolution 18-21](#).

Craig Hensley, Community Development Director, presented a staff report on the item. He provided background history of project and discussed zone change;

Environmental Impact Report approval by Irwindale City Council in May 2018; changes made by City of Irwindale to Specific Plan; First and Second reading of the Ordinance; Staff and City of Hope teamwork on a Development Agreement that will guide the specific plan implementation process.

Hensley explained the meaning and components of the Development Agreement; discussing the City of Duarte and the City of Hope benefits on the following proposed agreement:

- Circulation and Parking Impact Fee
- Transient Occupancy Tax
- Traffic Improvements

Hensley ended his presentation and acknowledge attendance of City of Hope and City of Irwindale Representatives.

Chairperson Vasquez opened Commissioners inquiries.

Farra inquired about the duration of the agreement as specified in the Resolution, Section 3.3. Hensley deferred the inquiry to City of Hope representative.

Hensley informed the Commissioners of the City Attorney's minor change, making an addition to the Development Agreement on Page 2; to end of Section 1.5.

Chairperson Vasquez opened public hearing.

Winston Stromberg, Lathan & Watkins on behalf of City of Hope, thanked staff for their time and teamwork with the City of Hope. He addressed Farra's inquiries with respect to the duration of the agreement and Section 3.3 of the Resolution. He indicated that the term is for twenty years and explained the functions and definitions of the Development Agreement that incorporates with the City of Hope Specific Plan.

Chairperson Vasquez closed public hearing.

Hensley commented on the language change made by the City of Irwindale on the Specific Plan layout; and positive impact for both organizations.

Farra moved to approve PC Resolution 18-21. Seconded by Wolff. Motion approved 3-0-0-2. (Vote: Yes: Vasquez, Wolff, Farra; No: None; Abstain: None; Absent: Heany, Watson-Gardner).

6. **ITEMS FROM DIRECTOR:**

Director Hensley provide information on the following project:

- City of Hope Specific Plan and zone change on the Council Agenda on October 9th.
- Future workshop with City Council and Developer chosen by Woodward Company to discussed possible changes to the Duarte Station Specific Plan for more residential units and obtain general directions on policy issues.

7. **ITEMS FROM COMMISSIONERS:**

There were no items from the Commissioners.

8. **ADJOURNMENT:** Monday, October 15, 2018

Chairperson Vasquez adjourned the meeting at 7:26 p.m. The next meeting is scheduled for October 15, 2018.

Craig Hensley, Secretary