

**MINUTES
LA PUENTE PLANNING COMMISSION
REGULAR MEETING OF
MAY 7, 2019**

Per *Robert's Rules of Order Newly Revised 10th Edition*, minutes are a record of the actions taken by the body. These minutes do not include a summary of the discussion but only reflect the action taken by the body. A complete audio recording of this meeting is available on the City's website www.lapueente.org

A Regular Meeting of the Planning Commission of the City of La Puente was held in the Council Chambers of City Hall, 15900 East Main Street, La Puente, California, on May 7, 2019 at 7:00 p.m.

CALL TO ORDER:

Chairman Dudley called the meeting to order at 7:00 p.m.

ROLL CALL: Commissioners: Dudley, Costea, Mendoza and Stowell.

Commissioners present: Dudley, Costea, Mendoza and Stowell.

Commissioners absent: None.

Staff present: Director of Development Services Di Mario, Assistant Planner Schaetzel, Deputy City Attorney Gorman, and Administrative Assistant Ramirez.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Costea.

ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSION: None.

A. MINUTES OF PREVIOUS PLANNING COMMISSION MEETING:

Reading of the Minutes of the Planning Commission meeting of April 2, 2019.

A motion was made by Commissioner Stowell to waive the reading and approve the Minutes of the Regular Meeting of April 2, 2019 as presented; seconded by Commissioner Costea; the motion carried with the following roll call vote:

AYES	Dudley, Costea, Mendoza and Stowell.
NOES:	None.
ABSTAIN:	None.
ABSENT:	None.

B. UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None.

C. PUBLIC HEARING BEFORE THE PLANNING COMMISSION:

C-1 UNRUH SPECIFIC PLAN 19-01 AND SITE PLAN AND DESIGN REVIEW APPLICATION NO. 1057-A - CONSIDERATION OF A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT UNRUH SPECIFIC PLAN 19-01, ADOPT AN AMENDMENT TO SECTION 10.20.020 (ESTABLISHMENT OF SPECIFIC PLAN ZONES) OF CHAPTER 10.20 (SPECIFIC PLAN ZONE) OF ARTICLE 2 (ZONES, ALLOWABLE USES, AND DEVELOPMENT AND DESIGN STANDARDS) OF TITLE 10 (ZONING) OF THE LA PUENTE MUNICIPAL CODE REPEALING THE PRIOR UNRUH SPECIFIC PLAN AND REPLACING IT WITH UNRUH SPECIFIC PLAN 19-01, AND APPROVE SITE PLAN AND DESIGN REVIEW APPLICATION NUMBER 1057-A, FOR THE DEVELOPMENT OF A 74 UNIT SENIOR CITIZEN AFFORDABLE HOUSING PROJECT LOCATED AT 1040 UNRUH AVENUE, LA PUENTE, CALIFORNIA, (PREVIOUSLY APPROVED UNDER DEVELOPMENT PLAN APPLICATION NUMBER 1057) AND AN ADDENDUM TO THE 2007 MITIGATED NEGATIVE DECLARATION REGARDING SAME

Director of Development Services Di Mario presented a PowerPoint presentation that included a brief back ground of the Specific Plan dating back from 1992.

Director Di Mario stated that the City had received written communication from the County Sanitation Districts of Los Angeles County dated May 2, 2019. The letter talks about treatment of sewage for the project and their fee's. The applicant was given a copy of the letter and is aware of the fees.

Chairman Dudley asked the Commission if they had any questions for staff. With no questions, Chairman Dudley opened the public hearing at 7:11 pm.

With no response, Chairman Dudley closed the public hearing at 7:12 pm.

Director Di Mario asked Chairman Dudley if he would re-open the public hearing to allow the developer and or any opponents or proponents for the project to speak.

Chairman Dudley re-opened the public hearing at 7:12 pm then called for any speakers.

Mr. Taylor Rasmussen, Meta Housing Corporation (developer) stated that his company was working with Elevated Entitlements (planning consultants) and Mr. Jose Gutierrez (property owner) and with the City on the Specific Plan. Mr. Rasmussen stated that his company has extensive experience within the state of California; he gave a brief history of other projects his company had worked on. Financing was in the final stages and that they found a way to get their project accomplished with only tax credit equity. They were hoping to receive the final letter from the Tax Credit Allocation Committee within the next few weeks. Adding, that they hoped to be breaking ground by the end of the year. The project was scheduled to be completed by summer 2021.

Mr. Manuel Salazar with Y & M Architects stated that they are committed 100% to affordable housing type projects. The project site had plenty of amenities within ½ mile. Using a PowerPoint presentation he gave a brief description of the housing unit's floor plan and the access plan for the Fire Department.

Ms. Kim Pollack, Vice President, WSH Management, Senior Housing Management Company gave a brief description of the services their company provides. They're responsible for the marketing and lease compliance with the low income tax credit program along with maintenance and ongoing operations. One full-time Manager will live on site and one full-time Maintenance Technician will also be available on site. Also, a regional Property Manager will visit the site on a regular basis. The property will have surveillance cameras on the entire complex it will be smoke free and pet friendly. They are responsible for interior and exterior repairs and conduct annual inspections of each unit. They also provide a Service Officer who is in charge of educational programs such as computer class, exercise and gardening classes to make sure that the seniors are getting out and about and staying active. They also comply with fair housing laws; the property will have an affirmative fair housing marketing plan. The property is age restricted to ages 62 years and above, with the exception of a live-in care attendant. The maximum income in 2018 for one person is \$40,740.00 and for a two person household the income limit would be \$46,560.00 that will change by the time the property is open for leasing.

Marty Paz, La Puente resident, inquired as to what was currently located on the property and was there any plan to widen the street. He spoke in favor of the project. He also questioned what the cost to rent would be set at.

Director Di Mario responded that currently there are four single family homes on the property. There are no plans at this time to widen the street; it is currently one lane in each direction. He referred the cost to Ms. Pollack.

Ms. Pollack responded that for a one bedroom the cost would be between \$727.00 and \$1,091.00. Two bedrooms would be between \$873.00 and \$1,309.00.

Ericka Gutierrez stated that she was a Senior Planner for LA County; and daughter to the property owner, she understood what it takes to get a good housing project started. She was impressed with the details and spoke in favor of the project.

Commissioner Costea expressed concerns with oxygen tanks and if the on-site manager would be CPR certified.

Ms. Pollack responded that it was rare to have a high number of residents on oxygen. For 62 years and over, average age was more in the 70's, their residents were more active and that they were not responsible for any type of medical care to the residents.

Commissioner Mendoza questioned the cost difference from the year 2018 to 2020.

Ms. Pollack responded that this year they were expecting maybe a 5-7% increase; it was hard to predict. She stated that she understands that not all seniors can afford a 7% increase in rent. It could also stay flat and no increase at all.

Director Di Mario stated that he would like to include some clerical corrections on the resolution in the Conditions of Approval; page 11 of 14 the following will be moved to the section: Prior to the Issuance of Building and Grading permits; Condition #28 will become #13, Condition #29 will become #14, and Condition #30 will become #15, Condition #31 will become #7, Condition #32 will become #8, and Condition #33 will become #9.

A new Condition No. 50 will be added to read as follows: "The Applicant shall cause to be recorded on the Property a covenant requiring that all 73 units be affordable to low-income

seniors 62 years of age or older, earning not more than 60 percent (60%) of area median income. Said covenant shall be approved as to form by the City Attorney's office."

Director Di Mario stated that should the Commission approve the added condition No. 50, this will be included as part of the motion.

The applicant verbally approved the added condition of approval.

With no further discussion, Chairman Dudley closed the public hearing at 7:48 pm.

A motion was made by Commissioner Costea to approve Resolution No. 19-1531 and to include added Condition No. 50, recommending that the City Council approve Specific Plan 19-01, adopting an ordinance repealing the prior Unruh Specific Plan, and replacing it with the new Unruh Specific Plan 19-01, adopt SPDR No. 1057-A, and an Addendum to the 2007 Mitigated Negative Declaration regarding same, seconded by Commissioner Mendoza; the motion carried with the following roll call vote:

AYES	Dudley, Costea, and Mendoza and Stowell.
NOES:	None.
ABSTAIN:	None.
ABSENT:	None.

D. NEW BUSINESS BEFORE THE PLANNING COMMISSION – None

ORAL COMMENTS FROM COMMISSION:

Commissioner Mendoza stated that she was very excited to see this type of project before the Commission and was very pleased that it was now on its way to the City Council; she stated that this is something that our community needs. Ms. Mendoza expressed her gratitude for the beautiful project specifically for our senior citizens.

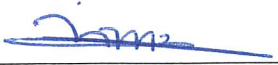
Commissioner Costea thanked the Applicant and his team for being diligent and getting their project approved.

ORAL COMMENTS FROM STAFF:

Director of Development Services Di Mario stated that he had an update on an item that came before the Commission a few months ago. Toby's Latin Grill on Azusa Ave and Main Street. He shared that they have not begun any renovation at this time and were waiting to finish their West Covina location which has now been completed and now is open for business. Mr. Di Mario said the owner was hopeful that demolition for the renovation for La Puente would begin in the next 3 to 4 weeks.

ADJOURNMENT:

With no further business before the Planning Commission, Chairman Dudley adjourned the meeting at 8:15 p.m.



Nadia Mendoza Planning Commission Chairperson



John Di Mario, Planning Commission Secretary