MINUTES
LA PUENTE CITY COUNCIL AND SUCCESSOR AGENCY
SPECIAL MEETING OF
MAY 20, 2019

Per *Robert's Rules of Order Newly Revised 11th 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.lapuente.org.

A Special Meeting of the City Council of the City of La Puente was held in the Council Chambers of City Hall, 15900 East Main Street, La Puente, California, on Monday, May 20, 2019, at 9:00 a.m.

CALL TO ORDER

Mayor Munoz called the meeting to order at 9:02 a.m.

ROLL CALL

Members present: Munoz, Klinakis, Holloway.

Members absent: Lewis, Solis.

Staff members present: City Manager Bob Lindsey, City Attorney Jamie Casso, Director of Development Services John Di Mario, City Clerk Sheryl Garcia and Assistant Planner Reina Schaetzl.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Klinakis led the Pledge of Allegiance.

ORAL COMMUNICATIONS

None.

PUBLIC HEARINGS BEFORE THE CITY COUNCIL

PH-1 INTRODUCTION AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA PUENTE, CALIFORNIA, ADOPTING UNRUH SPECIFIC PLAN 19-01, REPEALING SECTION 10.20.020.D. UNRUH SPECIFIC PLAN 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 IN ITS ENTIRETY, AND ADOPTING SECTION 10.20.020.E. UNRUH SPECIFIC PLAN, TO REPLACE SPECIFIC PLAN 04-02 WITH UNRUH SPECIFIC PLAN NO. 19-01; AND CONSIDERATION OF RESOLUTION NO. 19-5490 APPROVING 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 (PREVIOUSLY APPROVED UNDER DEVELOPMENT

PLAN APPLICATION NUMBER 1057); AND AN ADDENDUM TO THE 2007 MITIGATED NEGATIVE DECLARATION REGARDING SAME

Development Services Director Di Mario provided a staff report. He spoke about the history of the specific plan, amendments and entitlements. He noted that the project proposed by Meta Housing Corporation includes several enhancements from the 2007 project including meeting Fire Code standards, additional landscaping, patios and courtyards. He stated that the project is now proposed to be 100% senior affordable housing of 73 total units. Director Di Mario introduced Taylor Rasmussen of Meta Housing Corporation and Manuel Salazar of Y&M Architects.

Mr. Rasmussen provided background on Meta Housing and stated Meta is a long-term owner focused on new construction utilizing tax credits. He spoke about the construction schedule and additional project milestones.

Mr. Salazar provided an overview of the project design, amenities, proximity of the project to services, architecture, landscaping, vehicle entry, creating an inviting environment for residents, outdoor and deck space and ADA accessibility within the units.

Mr. Rasmussen provided information regarding property management responsibilities including marketing, leasing, staff, amenities and maintenance; and residential services such as computer training, art and exercise classes, fitness facilities, library and community room. He further spoke about enhancements from the 2007 Specific Plan to the proposed project including fire code compliance, additional landscaping and green point certification.

At 9:27 a.m., Mayor Munoz opened the public hearing. There being no members of the public wishing to speak, Mayor Munoz closed the public hearing.

In response to questions by Council Member Holloway, Mr. Salazar addressed accessible parking and lighting, noting a light study would be performed to ensure sufficient lighting at the project.

Mr. Rasmussen addressed Council Member Holloway's questions regarding the 55-year affordability restriction and gave an overview of rent restrictions and income limits. Director Di Mario noted that the shuttle service contemplated in the prior project would not be offered as there was adequate accessibility to public transit next to the project. Mr. Rasmussen further noted satellite dishes would not be allowed and pull cords, smoke detectors and sprinklers would be installed in the units.

Mayor Pro Klinakis noted this project is great for the community and asked if the project would continue to move forward if tax credits were not awarded to Meta Housing. Mr. Rasmussen stated Meta Housing would continue to move the project forward.

A motion was made by Mayor Pro Tem Klinakis, seconded by Council Member Holloway, to waive reading of Ordinance No. 19-962 and read by title only. The motion carried by the following roll call vote:

AYES:	Munoz, Klinakis, Holloway
NOES:	None
ABSTAIN:	None
ABSENT:	Lewis, Solis

City Attorney Casso read the title of Ordinance No. 19-962 into the record.

A motion was made by Mayor Pro Tem Klinakis, seconded by Council Member Holloway, to introduce Ordinance No. 19-962, an ordinance of the City Council of the City of La Puente, Adopting Unruh Specific Plan 19-01, Repealing Section 10.20.020.D. Unruh Specific Plan 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 in its Entirety, and Adopting Section 10.20.020.E. Unruh Specific Plan, to Replace Specific Plan 04-02 with Unruh Specific Plan No. 19-01. The motion carried by the following roll call vote:

AYES:	Munoz, Klinakis, Holloway
NOES:	None
ABSTAIN:	None
ABSENT:	Lewis, Solis

A motion was made by Mayor Pro Tem Klinakis, seconded by Council Member Holloway, to adopt Resolution No. 19-5490 approving Site Plan and Design Review Application Number 1057-A. The motion carried by the following roll call vote:

AYES:	Munoz, Klinakis, Holloway
NOES:	None
ABSTAIN:	None
ABSENT:	Lewis, Solis

ORAL COMMENTS FROM COUNCIL

Council Member Holloway stated it had been a long road for this project and he was looking forward to have a completed project.

Mayor Pro Tem Klinakis stated staff did a great job on this project and thanked City Manager Lindsey and City Attorney Casso for their work.

ORAL COMMENTS FROM STAFF

City Manager Lindsey thanked Mr. Rasmussen and Mr. Salazar for their availability and assistance.

There being no further business before the City Council, Mayor Munoz adjourned the meeting at 9:55 a.m.

Approved this 28th day of May, 2019.

Sheryl Garcia
City Clerk

Valerie Munoz
Mayor/Chair