

CITY OF LA VERNE PLANNING COMMISSION AGENDA

Jason Simison, Chairperson
Jason Lorge, Vice-Chairperson
Jeffrey Allred, Commissioner
Thomas Allison, Commissioner
Jeremy Conrad, Commissioner



City Hall Council Chambers
3660 D Street
La Verne, CA 91750
(909) 596-8706
www.cityoflaverne.org

Wednesday, April 12, 2023 - 6:30 p.m.
City Hall Council Chambers
3660 "D" Street, La Verne, CA 91750

Attendance and participation at the City of La Verne Planning Commission meetings are welcomed and appreciated. Community engagement provides the Planning Commission with valuable information. Regular Meetings are held on the 2nd Wednesday of every month. In compliance with the American Disabilities Act, any person with a disability who requires a modification or accommodation in order to participate in a meeting should contact the City Clerk's Office at (909) 596-8726 at least 48 hours prior to the meeting.

The Council Chambers will be open to the public at 6:00 p.m. Materials related to an item on this agenda, submitted to the Planning Commission after distribution of the agenda packet, are available for public inspection at the meeting or in the Community Development Department during normal business hours.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES – MARCH 8, 2023

PUBLIC COMMENT

This is the time set aside for anyone wishing to address the Planning Commission on items not listed in any other place on this agenda.

California Law does not allow the Planning Commission to take action in response to your statements at this meeting. Your concerns may be referred to staff or set for hearing at a later date.

PUBLIC HEARINGS

- 1. PROJECT: DRAFT ACCESSORY DWELLING UNIT ORDINANCE
RESOLUTION NO.: 1303
PROPOSAL: ADOPTING AND UPDATING TITLE 18.120
(ACCESSORY DWELLING UNITS)**

STAFF: Gabriel Rivera
- 2. PROJECT: DRAFT SB9 ORDINANCE
RESOLUTION NO.: 1302
PROPOSAL: ADOPTING CHANGES TO TITLE 16 (SUBDIVISIONS) &
TITLE 18 (ZONING) TO GOVERN SB9 DEVELOPMENT**

STAFF: Parker Stringfellow
- 3. CASE NO.: 15-23VAR
RESOLUTION NO.: 1301
APPLICANT: ERIK PETERSON
PROPOSAL: VARIANCE FOR AN ENCROACHMENT INTO THE
FRONT YARD SETBACK
ADDRESS: 1122 SANDHURST LANE
ENVIRONMENTAL: CATEGORICALLY EXEMPT**

STAFF: Gabriel Rivera

ADJOURNMENT

The next meeting of the Planning Commission is scheduled to be held on April 26, 2023 at 6:30 p.m. in the Council Chambers, 3660 “D” Street, La Verne, CA 91750.

Proof of Posting I declare under penalty of perjury that I am employed by the City of La Verne in the Planning Department; and that I posted this agenda in the City Hall Council Chambers and the City’s website on April 6, 2023.

Date

Signature

**CITY OF LA VERNE
PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
Wednesday, March 8, 2023**

1. Chairperson Simison called the meeting of the La Verne Planning Commission to order at 6:31 p.m.

2. **PLEDGE OF ALLEGIANCE**

Chairperson Simison led the Pledge of Allegiance.

3. **ROLL CALL:** Planning Commissioners present: Thomas Allison, Jason Lorge, Jeremy Conrad, and Jason Simison. Planning Commissioner not present: Jeffry Allred. Advisory personnel present: Community Development Director Eric Scherer, Principal Planner Candice Bowcock, and Secretary Natalie Hiatt.

4. **MINUTES** – January 11, 2023

It was moved by Commissioner Lorge and seconded by Commissioner Allison to approve the minutes of the January 11, 2023 meeting. Motion carried by a 4-0 vote.

5. **PUBLIC COMMENT**

None

OTHER MATTERS/ INFORMATION

6. **FOOTHILL GOLD LINE UPDATE**

Lisa Levy Buch, Chief Communications Officer and Strategic Development Officer of Foothill Gold Line, presented the update. Ms. Levy Buch presented the remaining construction timeline and stated that funding is still needed to extend the line from Claremont to Montclair.

The Commissioners had questions regarding traffic signal timing, the testing phase of the project, and additional funding for the extension to Montclair.

Mr. Scherer stated that the traffic signal timing would be discussed with the City Engineer.

Ms. Levy Buch anticipates that the line would open for public use in the summer or fall of 2025. She is also optimistic funding will be secured for the Montclair extension.

7. GENERAL PLAN UPDATE

Principal Planner Candice Bowcock presented the General Plan Update.

The Commissioners had questions regarding community outreach and the environmental impact on water.

Mr. Scherer stated that the update will be advertised and promoted on the City website and there will be booths at community events.

8. COMMUNITY DESIGN AWARDS

Principal Planner Candice Bowcock presented the awards on behalf of Assistant Planner Gabriel Rivera.

List of Recipients:

- Citrus Roots Mural – University of La Verne - Award: Public Art
- Citrus Roots Mural – Art Mortimer (artist) - Award: Public Art
- Shell Gas Station – Anabi Real Estate Development, LLC - Award: Commercial and Interior Design
- Koneru Residence – Kumar and Bindu Koneru, Owners - Award: Residential and Landscaping
- Hillcrest Hawthorne Homes – Brethren Hillcrest Homes - Award: Institutional
- Hillcrest Hawthorne Homes - Erik Peterson, CEDG Architects - Award: Institutional
- Tacos Don Cuco – Award: Interior Design
- Guanatos Tacos – Award: Interior Design
- Sweet Time – Award: Interior Design

ADJOURNMENT

The meeting was adjourned at 7:35 p.m. The next meeting of the Planning Commission will be held April 12, 2023 at 6:30 p.m. in the Council Chambers, 3660 “D” Street, La Verne, CA 91750.

Chairperson, Planning Commission

ATTEST:

Secretary, Planning Commission

Memorandum

CITY OF LA VERNE

Community Development Department

DATE: April 12, 2023

TO: Planning Commission

FROM: Gabriel Rivera, Assistant Planner

SUBJECT: Public Hearing for Draft Accessory Dwelling Unit Ordinance

While notices of public hearing before the Planning Commission for this meeting (April 12, 2023) were published in the Daily Bulletin for both the draft Accessory Dwelling Unit (ADU) and SB 9 ordinances, the notice for the draft ADU ordinance was not posted at City Hall nor on the website at least 10 days before the hearing date. As such, the hearing for the ADU ordinance was not fully noticed as required by state law. But as it was published in the newspaper, we are required to at least open and then continue the hearing to allow additional noticing.

As a result, staff is recommending that the public hearing for the draft ADU ordinance be opened and then immediately continued to the next Planning Commission meeting to be held on Wednesday April 26, 2023 at 6:30 p.m. The new meeting date for the continued public hearing will then be posted at least 10 days prior to that meeting at City Hall and the City's website.

Memorandum

CITY OF LA VERNE

Community Development Department

DATE: April 12, 2023

TO: Planning Commission

FROM: Parker Stringfellow, Assistant Planner

SUBJECT: Continuation of Draft SB 9 Ordinance, Resolution No. 1302

As the Planning Commission is aware, staff is recommending that the public hearing for the draft Accessory Dwelling Unit Ordinance be opened and then continued to April 26, 2023. Due to the close association of the draft SB 9 ordinance to the proposed ADU ordinance, staff believes it would be best to also open and continue the public hearing for the Draft SB 9 Ordinance to be able to present and review both items during the same meeting.

Staff formally recommends that the Planning Commission open the public hearing for the proposed draft SB 9 ordinance, Resolution No. 1302, and immediately continue the item to a Planning Commission meeting on April 26th, 2023.

Memorandum

CITY OF LA VERNE

Community Development Department

DATE: April 12, 2023

TO: Planning Commission

FROM: Gabriel Rivera, Assistant Planner

SUBJECT: Case No. 15-23VAR – 1122 Sandhurst Ln.

The applicant for Case Number 15-23VAR failed to provide the necessary information to complete the application for the Development Review Committee (DRC) to review the project and forward a recommendation for the Planning Commission.

As staff had already submitted the notice of public hearing to the Daily Bulletin to be published on March 31, 2023, and directly mailed to all owners within 300' of the property and posted at City Hall and the City's website at the same time, the public hearing for this item has already been properly noticed. Without the recommendation of the DRC, however, staff recommends that the Planning Commission open the public hearing for Case No.15-23VAR and immediately continue the item to the next regularly scheduled Planning Commission meeting on Wednesday, May 10, 2023, so that the DRC may make a recommendation at their May 2, 2023 meeting.