

**CITY OF LA VERNE
PLANNING COMMISSION
MINUTES OF THE ADJOURNED MEETING
Wednesday, April 26, 2023**

1. Chairperson Simison called the meeting of the La Verne Planning Commission to order at 6:30 p.m.

2. **PLEDGE OF ALLEGIANCE**

Chairperson Simison led the Pledge of Allegiance.

3. **ROLL CALL:** Planning Commissioners present: Jason Simison, Jason Lorge, Thomas Allison, Jeffry Allred, and Jeremy Conrad. Advisory personnel present: Community Development Director Eric Scherer, City Attorney Lisa Kranitz, Assistant Planner Gabriel Rivera, Assistant Planner Parker Stringfellow, and Secretary Natalie Hiatt.

4. **MINUTES** – None

5. **PUBLIC COMMENT**

There was one public comment received from resident Anna Anderson. Ms. Anderson inquired about ADU changes in North La Verne.

Chairperson Simison stated that ADUs will be discussed in today's meeting.

Commissioner Lorge requested information regarding the proposed housing project in the unincorporated area on Foothill Blvd.

Chairperson Simison stated that this be moved to later in the meeting for Mr. Scherer to provide an update. Chairperson Simison closed public comment.

CONTINUED PUBLIC HEARINGS

6. **DRAFT ORDINANCE UPDATE ON ACCESSORY DWELLING UNITS (ADUs) WHICH UPDATED AND MODIFIES THE CITY'S EXISTING ADU PROVISION**

RESOLUTION NO. 1303

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECOMMENDING THE APPROVAL OF ORDINANCE NO. 1116 AN ORDINANCE TO MODIFY AND UPDATE TITLE 18 OF THE LA VERNE MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS TO THE CITY COUNCIL

Mr. Scherer stated that this item was continued from the last meeting due to a noticing issue.

Assistant Planner Gabriel Rivera presented his staff report.

Chairperson Simison allowed for continued public comment.

There was one public comment received from Anna Anderson. Ms. Anderson asked why the change in allowing ADUs in North La Verne and stated concerns regarding fire danger and access.

Mr. Scherer stated that state law no longer allows the City to prohibit ADUs in high fire areas. He also addressed concerns regarding access.

Chairperson Simison closed public comment.

Commissioner Allred expressed his concern with the state preempting local control.

Commissioner Conrad stated that in his personal and professional opinion, the North La Verne area is safe and adequately maintained.

The commissioners addressed the legal ramifications from the state if the ordinance is not updated.

The commissioners discussed the draft resolution and the specific findings and discussed the removal of the verbiage “consistent with good city planning and zoning.”

Chairperson Simison re-opened public comment.

There was one comment from Ms. Anderson. Ms. Anderson disagreed with Commissioner Conrad’s opinion regarding fire danger and access.

Commissioner Simison closed public comment.

It was moved by Commissioner Allison and seconded by Commissioner Conrad to recommend the approval of Resolution 1303 with the removal of verbiage as amended. The motion carried by a 5-0 vote.

7. DRAFT SB 9 ORDINANCE READING

RESOLUTION NO. 1302

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECOMMENDING: THE APPROVAL OF ORDINANCE NO. 1117, MODIFYING TITLE 16 (SUBDIVISIONS) AND TITLE 18 (ZONING) OF THE LA VERNE MUNICIPAL CODE TO IMPLEMENT THE PROVISIONS OF SENATE BILL 9 RELATING TO THE CREATION OF URBAN LOT SPLITS AND TWO RESIDENTIAL UNIT DEVELOPMENT AND MAKING A DETERMINATION THAT THE ADOPTION OF THE ORDINANCE IS EXEMPT FROM CEQA

Assistant Planner Parker Stringfellow presented his staff report.

Chairperson Simison opened public comment. There was one public comment from resident Danita Beauchamp. Ms. Beauchamp asked about high fire mitigations and was concerned the North La Verne area is landlocked.

Mr. Scherer stated there are no findings the City can make to prohibit these.

Chairperson Simison closed public comment.

Commissioners shared the same concerns regarding recourse and potential litigation from the state if the ordinance is not approved.

Mr. Scherer does not expect a lot of interest in SB 9 projects.

The Commissioners also discussed the size of the lot split, and the number of units allowed and the removal of the same verbiage as the previous resolution.

Chairperson Simison re-opened public comment. There was a comment from resident Armida Ortuno. Ms. Ortuno asked questions regarding short-term rentals.

Chairperson Simison closed public comment.

It was moved by Commissioner Allred and seconded by Commissioner Allison to recommend approval of Resolution No. 1302 with the removal of verbiage as amended. Motion carried by a 5-0 vote.

OTHER MATTERS/ INFORMATION

Mr. Scherer discussed National Core’s proposed development on the property located at 740 Foothill Boulevard in an unincorporated area. The proposed development would contain 53 permanent supportive housing units for the formerly homeless and one manager unit. The City of La Verne was notified of the project two weeks ago and was made aware of the funding vote one week ago. Supervisor Barger continued the funding vote for 30 days to allow for community outreach.

Mr. Scherer stated that this is private property and it’s currently in escrow with the developer. He stated that the May 16th vote for funding has been postponed indefinitely. National Core will host a virtual meeting on May 9th.

ADJOURNMENT

The meeting was adjourned at 8:09 p.m. The next regular meeting of the Planning Commission will be held May 10, 2023 at 6:30 p.m. in the Council Chambers, 3660 “D” Street, La Verne, CA 91750.

Chairperson, Planning Commission

ATTEST:

Secretary, Planning Commission