

**CITY OF LA VERNE**  
**SPECIAL MEETING**  
**CITY COUNCIL AGENDA**

Tim Hepburn, Mayor

Rick Crosby, Mayor Pro Tem

Wendy Lau, Council Member

Steve Johnson, Council Member

Meshal "Kash" Kashifalghita, Council Member



[www.cityoflaverne.org](http://www.cityoflaverne.org)

(909) 596-8726 - Phone

(909) 596-8740 - Fax

City Hall Council Chamber

3660 D Street

La Verne, CA 91750

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**Wednesday, May 3, 2023, at 6:30 p.m.**  
**La Verne City Hall – Council Chambers,**  
**3660 D Street, La Verne, CA 91750**

In compliance with the American Disabilities Act, any person with a disability who requires a modification or accommodation to participate in a meeting should contact the City Clerk's Office at (909) 596-8726 at least 48 hours prior to the meeting. Regular Meetings are held on the 1st and 3rd Monday of every month.

Individuals can email their comments to the Assistant City Clerk at [cityclerk@cityoflaverne.org](mailto:cityclerk@cityoflaverne.org) up to noon on the day of the meeting. Those comments will be shared with City Council in advance of the City Council meeting and included as part of the permanent record. **Please be advised that public comments submitted by emails or any other format to the City are public records that will be made available for public viewing.**

If you wish to participate via Zoom, please visit [cityoflaverne.org/zoom](http://cityoflaverne.org/zoom) and you will be automatically redirected to the meeting. You will have the ability to watch the meeting in real time and raise your hand to request to comment as appropriate on the current agenda item(s). Once it is your turn to speak, you will be brought into the meeting and have the ability to turn your video on when called upon.

**Council Meeting Decorum:** Per the City's Rules for Decorum, all Speakers and Members of the Audience are to conduct themselves with decorum and not engage in willful conduct which interrupts the meeting or with the orderly conduct of the meeting.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

Council Member Meshal "Kash" Kashifalghita, Council Member Steven Johnson, Council Member Wendy Lau, Mayor Pro Tem Rick Crosby, and Mayor Tim Hepburn.

**OTHER MATTERS**

1. **Consideration of Letter of Opposition to the Proposed Development at 740 Foothill Blvd, San Dimas**

**PUBLIC COMMENTS/ORAL COMMUNICATIONS** - This is the time set aside for anyone wishing to address the City Council on items not listed in any other place on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from talking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion later. Please email your public comment to the Assistant City Clerk at [cityclerk@cityoflaverne.org](mailto:cityclerk@cityoflaverne.org). Your public comment will be shared with the City Council and included as part of the permanent record. There is a 3-minute time limit on public comments.

**CLOSED SESSION**

1. **The City Council will meet in Closed Session pursuant to Government Code Section 54957.6 for the following:**

**Conference with Labor Negotiators**

Negotiators: City Manager, Assistant City Manager, and Assistant City Attorney

Employee Organization(s): La Verne City Employees Association, La Verne Police Officers' Association, La Verne Police Middle Management Association, and all unrepresented employees.

**ADJOURNMENT**

**THE NEXT REGULAR MEETING of the La Verne City Council is scheduled for May 15, 2023, at 6:30p.m.**

**ADVISORY STAFF**

\_\_\_\_ Ken Domer, City Manager  
\_\_\_\_ JR Ranells, Assistant City Manager  
\_\_\_\_ Scott Porter, Assistant City Attorney  
\_\_\_\_ Lupe Gaeta Estrella, Assistant City Clerk

**Posting Statement:** A true and correct copy of this Agenda was posted on May 2, 2023, at the bulletin board at La Verne City Hall, 3660 D Street, La Verne, and on the City's website at [www.cityoflaverne.org](http://www.cityoflaverne.org).

# City of La Verne, City Council Agenda Report



**DATE:** May 3, 2023  
**TO:** Honorable Mayor and City Council  
**FROM:** Ken Domer, City Manager  
**SUBJECT:** **CONSIDERATION OF LETTER OF OPPOSITION TO THE PROPOSED DEVELOPMENT AT 740 E. FOOTHILL BLVD, SAN DIMAS**

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## **SUMMARY**

The City Council is requested to consider approval of a letter to the Los Angeles County Board of Supervisors in opposition to a proposed development by National CORE at 740 E. Foothill Boulevard in unincorporated San Dimas.

## **RECOMMENDATION**

That the City Council approve a letter of opposition to the proposed development at 740 E. Foothill Boulevard.

## **DISCUSSION**

Late in the afternoon on April 11, 2023, the City was notified by Supervisor Barger's office that a development project for 740 E. Foothill Boulevard was working its way through the County system. On April 13<sup>th</sup>, an informational call to include staff from San Dimas was planned for April 21<sup>st</sup> to provide more details to the two cities on the project. On the morning of April 18<sup>th</sup>, the City was made aware that a funding recommendation of \$7 million from the Los Angeles Community Development Authority (LACDA) was on the Board of Supervisor's meeting that day for the project. Through contact with Supervisor Barger's office, the loan request was 740 E. Foothill Boulevard was initially continued for 30 days, and it has now been indefinitely continued pending community engagement efforts.

The project as submitted by the developer, National CORE, is a permanent supportive housing development for persons who have experienced homelessness. The 54 unit project includes 53 units for residents and one two-bedroom unit for an on-site manager. Permanent supportive housing is designed to provide on-site residential services, typically referred as "wrap around" services, to include, but limited to, job-training, well-being, mental health services, financial self-sufficiency, and special needs services.

Under State law, the project is considered a "by-right" development since it is proposed to be 100% affordable. The current County zoning for the parcels is commercial with a General Plan density of 50 dwelling units to the acre (du/ac). However, due to the 100% affordability of the units, the project qualifies for a density bonus which increases the density up to the proposed 84 du/ac, for a total of 54 units on the .64 acre property. While the current height limit for the zone is 35 feet, allowances due to the affordability allow it to exceed that height and the new proposed height is 64 feet, 4 inches. Finally, State law

allows for the project to not have any required parking; however, the developer is proposing 19 spaces.

The opposition to the development begins with the complete lack of public engagement. The project was submitted to the Los Angeles County Department of Regional Planning in Fall 2022 and submitted to LACDA for the Notice of Funding Availability 28 (NOFA 28), in November 2022. As proposed, the development is incompatible with the surrounding neighborhoods and the lack of required mitigation creates serious traffic, parking, and pedestrian concerns.

While the County can only ministerially process the development application due to State law, the County Board of Supervisors does have discretion over the proposed \$7 million loan request. Due to lack of public engagement, incompatibility, and potential timeline issues to finalize the development plans, secure the property, and develop the site, it is unknown whether this application can meet the specific loan requirements. Accordingly, the City joins with the City of San Dimas to encourage the Board of Supervisors to re-allocate the \$7 million to other worthwhile projects which submitted for funding under the NOFA 28 process.

#### **FISCAL ANALYSIS**

Not applicable.

#### **ENVIRONMENTAL ANALYSIS**

Not applicable.

#### **ATTACHMENTS**

- Draft Opposition Letter to Board of Supervisors on 740 E. Foothill Development



# CITY OF LA VERNE CITY HALL

3660 "D" Street, La Verne, California 91750-3599

[www.cityoflaverne.org](http://www.cityoflaverne.org)

May 3, 2023

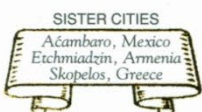
The Honorable Kathryn Barger, Supervisor, Fifth District  
The Honorable Hilda L. Solis, Supervisor, First District  
The Honorable Janice Hahn, Chair  
The Honorable Lindsey P. Horvath, Chair Pro Tem  
The Honorable Holly J. Mitchell, Supervisor, Second District

**RE: OPPOSITION TO PROPOSED PERMANENT SUPPORTING HOUSING  
FUNDING AND SITE LOCATION AT 740 FOOTHILL BOULEVARD**

Dear Supervisors:

At a Special City Council meeting held on Wednesday, May 3 at 6:30 pm, the City Council of the City of La Verne unanimously approved this letter of opposition to the proposed permanent supportive housing project at 740 East Foothill Boulevard as submitted by National Community Renaissance of California (National CORE). Additionally, we oppose the County's consideration of a \$7 million loan to National CORE as recommended by the Los Angeles County Development Authority under their Notice of Funding Availability 28 (NOFA 28) process.

The City of La Verne supports and partners with regional agencies and neighboring cities to address the homeless crisis and we understand that creation of permanent supportive housing opportunities is a critical path to address this crisis. The City of La Verne is proud that we have a certified housing element properly identifying appropriately zoned sites in which to accommodate our Regional Housing Needs Allocation to plan for the housing needs of all our residents, regardless of income. We partner with the cities of Claremont and Pomona in delivering mental health services to our residents through Tri-City Mental Health, a Joint Powers Authority established in 1960. Through the Los Angeles Centers for Alcohol and Drug Abuse, we help fund outreach, engagement, and clinician teams to work with individuals in need. Using American Rescue Plan Act funds, we have funded a three-year partnership with providers to address homelessness and internally formed the La Verne Engagement Action Partnership to act in a coordinated fashion efficiently and effectively responding to needs as they arise. Further, La Verne is not opposed to permanent supportive housing as the City previously entitled 36 units through the Planning Commission and City Council as a means for further supportive housing opportunities.



However, what we cannot stand for, and what our residents do not deserve, is the complete lack of trust shown through the development stages of this project. Absolutely no community engagement or information was provided while this project was moving through the County process. No outreach or engagement with the impacted communities occurred during the NOFA 28 process nor during the site plan review at the Department of Regional Planning. In a meeting with National CORE, representatives stated they prefer to have extensive outreach for projects, but none occurred. While the lack of public engagement is egregious, it is not our only reason for opposition to the project.

As submitted, the proposed 54-unit project is five-stories, with a density of 84 dwelling units to the acre, set in a block-like structure that uses the density bonus to encroach into normal rear and front yard setbacks. The front yard setback is 5 feet, which may include the sidewalk, and the rear yard setback is only 10 feet from the rear fence that it shares with single-story, single-family residential units. Those single-family homes will now have a 65-foot-tall structure a mere 10 feet behind their property line. The development is completely incompatible with the adjoining residential areas to both the north and south. North of the development is the La Verne residential community of Foxglen, which has its primary ingress and egress at Canyon View Drive, across from the proposed project. Under a normal development process a county or city can work with a developer to seek efficient alignment of infrastructure and egress, however, there is no alignment for the current proposal because our local control is completely usurped. Foothill Boulevard, the Historic Route 66, gets severely congested as the entrance to the 210 freeway is approximately 1,200 feet to the east. The lack of a traffic study and contribution towards traffic control to include a signal is a serious deficiency which creates an unfunded mandate for the City of La Verne. Further, there is no accessible pathway or sidewalk on the south side of Foothill Boulevard to the east for access to a bus stop. Under the current process, there is no mechanism to address this development impact.

The community of Foxglen will also be impacted by the lack of parking associated with this project. There have been only 19 parking spaces allocated for the 54 units, and it is irresponsible to believe that the amount is adequate for the residents, resident manager, and the supportive services staff who will be present on a daily basis. Given the lack of available parking, residents, workers, and guests will choose to park on Canyon View Drive creating impacts to the neighborhood and a serious risk to pedestrian safety as they will need to cross Foothill Boulevard.

The development of a five-story building will create a sundial effect in the local neighborhood as the building is the tallest building, by over 40 feet, than any other building within a mile radius of the site. Incompatible is an understatement if this development is allowed to proceed. This development will become the poster child for all that is wrong in the State's push to eliminate local discretion in development, and it will serve to embolden future fights against affordable housing projects because of its reckless regard to local planning, community input, and productive engagement. While engaging the community may seem daunting, we sincerely believe that public engagement leads to better projects and better acceptance for future projects.

Yes, this project is a result of the State overreach into County and City planning processes. We ask that you do not abdicate your responsibility to our residents, and your constituents, when such a flagrant violation of community engagement is upon you. We understand that from a planning process, there is little the County can do for the site plan review; however, the recommendation of funding the project for \$7 million is a discretionary act. We do not believe the \$7 million loan for this project is a good investment due to the many deficiencies, lack of public engagement, and potential timeframe because this project is not yet in its final form. In reviewing the NOFA 28 list, we concur with our San Dimas neighbors that there are other viable projects that bring a higher return on the \$7 million investment and will do so within the funding timelines. Accordingly, we respectfully ask that you reallocate the proposed funding to the U.S. VETS Housing Corporation rehabilitation that will benefit 44 formerly homeless Veterans and the Jubilo Village proposal that will house large families in 95 units. Supporting our Veterans and providing needed safe and decent housing to large families is a win for the Board of Supervisors and it provides a greater return on the investment than the proposed 53 units by National CORE.

On behalf of our residents, the La Verne City Council unanimously and vehemently opposes the development project at 740 East Foothill Boulevard. The project is incompatible with the surrounding neighborhoods and the process has been an affront to public engagement and community participation. There were many viable and worthy projects which applied for funding through NOFA 28. We ask that you award the \$7 million to U.S. VETS Housing Corporation and Jubilo Village in fulfillment of your Board's prioritization for housing opportunities.

Sincerely,

Tim Hepburn  
Mayor

Rick Crosby  
Mayor Pro Tem

Steven F. Johnson  
Council Member

Meshal "Kash" Kashifalghita  
Council Member

Wendy Lau  
Council Member

Cc: Residents of La Verne  
City of San Dimas City Council  
The Honorable Susan Rubio, State Senate, 22<sup>nd</sup> District  
The Honorable Anthony J. Portantino, State Senate, 25<sup>th</sup> District  
The Honorable Chris R. Holden, State Assembly, 41<sup>st</sup> District  
National CORE