



CITY OF LA VERNE CITY HALL

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

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

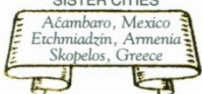
**RE: OPPOSITION TO PROPOSED PERMANENT SUPPORTING HOUSING
FUNDING AND SITE LOCATION AT 740 FOOTHILL BOULEVARD**

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.

SISTER CITIES



General Administration 909/596-8726 • Water Customer Service 909/596-8744 • Community Services 909/596-8700
Public Works 909/596-8741 • Finance 909/596-8716 • Community Development 909/596-8706 • Building 909/596-8713
Police Department 909/596-1913 • Fire Department 909/596-5991 • General Fax 909/596-8737

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, 22nd District
The Honorable Anthony J. Portantino, State Senate, 25th District
The Honorable Chris R. Holden, State Assembly, 41st District
National CORE