

MARCH 6, 2017 – CITY COUNCIL/PLANNING COMMISSION WORKSHOP

CALL TO ORDER: Mayor Ching called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE: Mayor Ching led the flag salute.

ROLL CALL:

PRESENT: COUNCILMEMBERS: Ching, Su, Pacheco, Rodriguez, Tragarz

ABSENT: COUNCILMEMBERS: None

PRESENT: COMMISSIONERS: Wu, Dy, Koo

ABSENT: COMMISSIONERS: Fernandez, Natividad

Also present were City Manager Wishner; Community Development Director Weiner; City Planner Carlson; Associate Planner Vasquez; Associate Planner Julve; Administrative Assistant Markel, and City Clerk De Dios.

ORAL COMMUNICATIONS:

Mckayla Klein shared that that Mt. San Antonio College is updating the educational facilities masterplan and invited everyone to attend their upcoming workshops.

There being no further input, C/Pacheco moved to close oral communications; seconded by MPT/Su. Motion carried.

DISCUSSION/PRESENTATIONS:

1. General Plan Update – Land Use Alternatives

- a. Hear the presentation:
- b. Participation and comments from members of the public; and
- c. Discuss and provide direction

Laura Stetson of MIG Consultants addressed the City Council and the Planning Commission and explained that they are looking for input on the West Valley Specific Plan. She provided an outline of the community workshop held on January 23rd as well as an outline of the current state of the area and the suggested improvements to the area.

Ms. Stetson provided the following alternatives for the site: Alternative A – leave the area unchanged, Alternative B – prepare a specific plan.

Jose of MIG Consultants discussed existing land districts in the area and then provided the following alternatives in the specific plan for the draft land use designations: Commercial Node Mixed Use – would allow percentages of commercial, office, and residential uses ranging from one to three stories and alternatives of 24 units/acre and 28 units/acre; Corridor Mixed Use – would allow percentages of commercial, office, and residential uses ranging from one to three stories and alternatives of 20 units/acre and 24 units/acre; Residential Neighborhood Mixed Uses – would allow residential and office uses with both alternatives at 14 units/acre; Park/Open space – would allow parks, open space, and trails. He stated that they are looking for direction from the Council whether they would like to adopt a specific plan and which alternative or to maintain the current overlay.

M/Ching opened public discussion.

Lynn Glover suggested that the City develop the area to accommodate senior living.

James Cerisano and David Hanlen spoke in favor of mixed use to allow younger generations to move into the city.

Ed Heilman expressed concerns regarding having the capacity to accommodate future residents of the proposed developments.

CDD/Weiner stated that traffic concerns would be addressed in future environmental impact reports.

Discussion took place regarding the development process and potential timeline of development, residential verses commercial uses in regards to revenue generating taxes, housing density in the area, the benefits of creating a specific plan for the area, and how to incentivize commercial development in the area.

PC/Wu stated that he is in favor of the specific plan with the higher density alternatives, a more pedestrian oriented design, and allowing access to garages through an alley.

PC/Dy stated that he is in favor of the higher density alternatives and transit oriented development in the area.

PC/Koo spoke in favor of high density with requirements dictating the percentage of commercial units within each zone as well as minimum lot size requirements.

C/Rodriguez stated he is in favor of mixed use with commercial on the bottom floor and residential above.

C/Tragarz stated that she would like to see the area revitalized with commercial to help generate sales tax revenue for the city. She spoke against the idea of three story units and high density.

Vijay Vakil expressed concerns regarding the city attracting retailers.

MPT/Su spoke in favor of the specific plan and mixed use.

William Harrison suggested that younger couples move into the western portion of the city.

Resident expressed support for mixed use with housing above commercial.

M/Ching spoke in support of the specific plan utilizing alternative two.

Mansfield Collins inquired if the city will require a developer to acquire a specific number of parcels before they can begin development, to which CDD/Weiner stated that it would be determined in the specific plan.

C/Tragarz stated that she is in favor of the lower density alternatives with a limit of two stories.

M/Ching, MPT/Su, C/Pacheco, C/Rodriguez, PC/Dy, PC/Koo, and PC/Woo provided direction that was in favor of the specific plan with the higher density alternatives.

M/Ching closed public comment.

ADJOURNMENT:

The meeting adjourned at 9:14 p.m.

PASSED AND ADOPTED this 12th day of April 2017.

Eric Ching, Mayor

ATTEST:

Teresa De Dios, City Clerk

PREPARED BY:

Raymond Markel, Administrative Assistant

