

CITY OF LA VERNE SPECIAL PLANNING COMMISSION AGENDA

Jason Simison, Chairperson
Jeff Allred, Vice-Chairperson
Jason Lorge, Commissioner
Thomas Allison, Commissioner



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

Tuesday, September 28, 2021 - 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. In an effort keep a safe environment and to minimize the spread of the COVID-19 Virus, the City will be limiting occupancy and requiring masking for all that will be in attendance. 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

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.

CONTINUED PUBLIC HEARINGS

- 1. **CASE NOS.:** 122-20GPA, 63-20SPA, 121-20TTM, 15-21CUP, 62-20PPR AND 29-21TR
RESOLUTION NO.:1278
APPLICANT: BRANDYWINE HOMES
PROPOSAL: A REQUEST TO CONSTRUCT 50, THREE-STORY INTERLOCKING TOWNHOMES ON A 2.25 ACRE PARCEL
ADDRESS: 3717 FRUIT STREET
STAFF: Vanessa Norwood

- 2. **CASE NOS.:** 123-20GPA, 65-20SPA, 66-20TTM, 68-20AHA, 30-21CUP, 64-20PPR
RESOLUTION NO.:1279
APPLICANT: BRANDYWINE HOMES
PROPOSAL: A REQUEST TO CONSTRUCT EIGHT, AFFORDABLE TWO-STORY, SINGLE-FAMILY HOMES ON A .702 ACRE PARCEL
ADDRESS: 1874, 1876, AND 1878 WALNUT STREET
STAFF: Vanessa Norwood

ADJOURNMENT

The next regular meeting of the Planning Commission is scheduled to be held on October 13, 2021 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 September 23, 2021.

Date

Signature

Memorandum

CITY OF LA VERNE

Community Development Department

DATE: September 28, 2021

TO: Planning Commission

FROM: Eric Scherer, Community Development Director

SUBJECT: Fruit Street Townhome Development - 3717 Fruit Street
Case Nos. 62-20PPR, 29-21TR, 122-20GPA, 63-20SPA, 121-20TTM,
15-21CUP
Request to construct 50 Interlocking Townhomes

Walnut Street Affordable Home Development - 1874,1876 &1878 Walnut Street,
Case Nos. 64-20PPR, 68-20AHA, 123-20GPA, 65-20SPA, 66-20TTM, 30-21CUP
Request to construct Eight Affordable Single-Family Homes

At its meeting of September 8, 2021, the Planning Commission continued the public hearing to a future date in order to allow an “in-person” meeting for resident participation. Further, the Planning Commission limited the future meeting’s discussion of the project to traffic and transportation issues related to the Fruit Street project.

Based on the Planning Commission comments, staff has prepared a draft letter from the Planning Commission to the City Council strongly recommending that the Council prioritize the full funding and installation of a traffic signal at the intersection of Fruit and Amherst Streets.

The draft letter to the City Council is attached to this memo. The full agenda report and all attachments can be found on the City’s website under the September 8, 2021, agenda packet.

Staff recommends that the Planning Commission re-open the continued public hearing in order to discuss traffic and transportation as it pertains to the project. Staff will be available to answer Commissioner questions after public comments.



CITY OF LA VERNE

PLANNING COMMISSION

September 28, 2021

Honorable Mayor and City Council Members
City of La Verne
3660 D Street
La Verne, CA 91750

RE: Brandywine's Fruit Street Residential Project

Dear Mayor Hepburn and Council Members:

On behalf of the La Verne Planning Commission, I am writing you to formally encourage you to prioritize the funding and construction/installation of a traffic signal at the intersection of Fruit Street and Amherst Street, as shown to meet the warrants with the traffic analysis that was conducted for the proposed residential development at 3717 Fruit Street.

The Planning Commission has discussed this project, and has heard the concerns of the residents, and feel that this signal should be a priority for the City and should be added to the City's Capital Improvement Plan, ideally so that the signal could be installed and in operation once the project is completed.

We understand that this is ultimately the City Council's decision, but we wished to formally inform you that we feel this is important to prioritize.

Please feel free to contact me or any other members of the Planning Commission should you wish to discuss further.

Sincerely,

Jason Simison
Planning Commission Chair