



Village Planning Committee Meeting Summary

GPA-AL-NM-1-19-4-5

Date of VPC Meeting	February 23, 2021
Request	A General Plan Amendment to adopt the 19North Transit Oriented Development Policy Plan
Location	Montebello Avenue to Dunlap Avenue; 15th Avenue to 23rd Avenue
VPC Recommendation	Approve per staff recommendation
VPC Vote	10-4-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

No speaker cards were received for this item

STAFF PRESENTATION

Klimek, staff, provided an overview of the 19North Transit Oriented Development Plan, its purpose, the process of its development, and recent presentations to both the Alhambra and North Mountain VPCs for information, and the Planning Commission for information. At this time, staff is recommended approval of the plan which will then be presented to the Planning Commission for a recommendation, before ultimately requiring action by the City Council to adopt the plan as a General Plan Amendment.

QUESTIONS FROM THE COMMITTEE

Bryck expressed support for the project. He noted that he was involved in the Midtown TOD Plan and stated that the action plans contained in these plans should be regularly updated as originally planned. **Klimek** responded that one of the steering committees had been reconvened for this purpose.

DeGraffenreid noted the presence of affordable housing as a recommendation and asked whether the creation of high-paying jobs is as important. **Klimek** responded that the plan includes recommendations to house current residents, future residents, and to create high-paying jobs in the area.

Vice Chair Williams asked about attendance at the public meetings, the locations of

the public meeting, and how the “change area maps” were developed. Klimek responded that each of the meetings was attended by approximately 50 – 150 individuals, that each of the meetings was held in the corridor, and that attendees developed those maps at the one workshop and that the draft maps were validated and refined at later meetings. **Vice Chair Williams** asked how the individual change areas were identified objectively. **Klimek** responded that this is not a regulatory element of the plan where owners would receive benefit or penalty for not abiding by the change area maps. Participants applied their own perspectives on the areas they felt would be most palatable to change based on their knowledge of the corridor, its property, and how they felt those could be adapted through reinvestment.

Adams requested studies on the impact of light rail on businesses and crime. Klimek responded that he did not have such studies available at the moment. **Fitzgerald** noted that crime is way up related to transient populations including drug dealing and violent crime and that the community is keeping the Police Department busy.

PUBLIC COMMENTS

None.

STAFF RESPONSE

None.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE.

Bryck noted that he supports the plan but wants to make sure this plan, and others, continue to be updated and remain relevant.

Vice Chair Williams stated that he does not feel community engagement was enough and therefore cannot support the request.

MOTION:

McCabe motioned to approve the request per staff recommendation. **Fitzgerald** seconded the motion.

VOTE: 10-4-0, motion passes, with: Bryck, Fitzgerald, Harris, Jones, Keyser, Krietor, LeBlanc, McCabe, Sanchez, and Chairman Sore in favor; with Adams, DeGraffenreid, Smith, and Vice Chair Williams in dissent; and none in abstention.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None



Village Planning Committee Meeting Summary

GPA-AL-NM-1-19-4-5

(Revised March 3, 2021)

Date of VPC Meeting	February 17, 2021
Request	A General Plan Amendment to adopt the 19North Transit Oriented Development Policy Plan
Location	Montebello Avenue to Dunlap Avenue; 15th Avenue to 23rd Avenue
VPC Recommendation	Approve per staff recommendation
VPC Vote	14-0-0

VPC DISCUSSION:

No speaker cards were received for this item

At this time Magallanez departed the meeting and Larson arrived bringing the quorum to 14 members (11 being required for a quorum).

STAFF PRESENTATION

Klimek, staff, provided an overview of the 19North Transit Oriented Development Plan, its purpose, the process of its development, and recent presentations to both the Alhambra and North Mountain VPCs for information, and the Planning Commission for information. At this time, staff is recommended approval of the plan which will then be presented to the Planning Commission for a recommendation, before ultimately requiring action by the City Council to adopt the plan as a General Plan Amendment.

QUESTIONS FROM THE COMMITTEE

None.

PUBLIC COMMENTS

None.

STAFF RESPONSE

None.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE.

Matthews stated that if the committee chooses to make a recommendation to approve, that McBride be allowed to make the motion.

McBride stated that she is very excited for the collaboration and that she is assembling a community advisory board that will represent the demographics of the area and help build new leaders.

O'Hara, Whitney, Perez, and others offered their support for the plan and congratulations to McBride for the accomplishment.

MOTION:

McBride enthusiastically motioned to approve the request per staff recommendation. **Ford** seconded the motion.

VOTE: 14-0-0, motion passes, with: Argiro, Barraza, Larson, McBride, O'Hara, O'Connor, Perez, Whitney, Ford, Sommacampagna, Herrera, Matthews, Vice Chair Jaramillo, and Chair Krentz in favor; and with none in dissent or abstention.

STAFF COMMENTS REGARDING VPC RECOMMENDATION: