

**From:** VS  
**To:** WebMail - CCD  
**Subject:** Regarding 9829 La Serna Drive Housing Project  
**Date:** Tuesday, July 12, 2022 10:28:15 AM

---

[**NOTICE:** This message originated outside of City of Whittier -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

----- Forwarded message -----

From: VS <[stephanieiswhoiam@gmail.com](mailto:stephanieiswhoiam@gmail.com)>  
Date: Mon, Feb 7, 2022 at 6:10 PM  
Subject: 9829 La Serna Drive Housing Project  
To: Ben Pongetti <[bpongetti@cityofwhittier.org](mailto:bpongetti@cityofwhittier.org)>  
CC: Luis Escobedo <[lescobedo@cityofwhittier.org](mailto:lescobedo@cityofwhittier.org)>, Brian Saeki <[bsaeki@cityofwhittier.org](mailto:bsaeki@cityofwhittier.org)>, Cathy Warner <[cathywarner@earthlink.net](mailto:cathywarner@earthlink.net)>, JVCC <[jvcc@bewleylegal.com](mailto:jvcc@bewleylegal.com)>

Mr. Pongetti:

This email is to summarize the items we spoke about on Friday, February 4th at 3:00 pm. The meeting was attended by our city manager (virtual), Luis Escobedo, yourself, and me. The below items were discussed:

- Whittier Blvd. Specific Plan Intensity and Dimensional Standards: Building height

Luis Escobedo stated the Adjacent to R-1 Zoning District 2nd floor and 24 ft max height does not apply to Friendly Hills Residents because we are not R-1 zoned, we are RE zoned.

- City of Whittier Municipal Code (WMC) 18.06.12 Adjacent means two or more objects which are located in close proximity to each other.

You stated your definition of "close proximity" is "a distance not separated by a street."

- 9829 La Serna Drive Lot acreage.

Luis Escobedo stated the developer had a survey done and confirmed the lot is smaller as I indicated. He also said it did not impact density. He said he would email me the new survey report.

***Follow-up Question: Does the new lower lot sq ft impact the common open space requirements? If not, I would like to see a new plan with lower sq ft and common open space on it please.***

- Parking Signage and Tractor Trailers on La Serna Drive

Luis Escobedo said another department is looking into the matter of the no parking along Janine Drive and making sure signage is there. He will have the person in that department reach out to me.

**ADDITIONAL QUESTIONS:**

- What will the new development be zoned (R-1/RE)?
- Why weren't RE zones considered in the WBSP or Envision General Plan in terms of the height of buildings?
- 
- Were you able to resolve where the trashcans will be placed?

**REQUESTS:**

- I am requesting a written document in which you have defined close proximity in the past with examples of projects in which you defined "close proximity". As per 18.50.040 WMC you are to maintain a written form with your interpretation.
- I am requesting the map showing the known areas in the City with insufficient water or sewer service (which according to the WMC the director of planning maintains and updates).

Again, thank you for meeting with me. As I mentioned in the meeting, I will be providing this information to the FH neighbors at our next meeting planned for February 17th at 6 PM. You are all welcome to attend.

***Stephanie Vallejo***

**Notice:** *This email does not accept service of any type electronically.* This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

--

***Stephanie***

**Notice:** *This email does not accept service of any type electronically.* This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.