

**MINUTES
LA PUENTE PLANNING COMMISSION
SPECIAL MEETING OF
JANUARY 18, 2022**

Per Robert's Rules of Order Newly Revised 10th Edition, minutes are a record of the actions taken by the body. These minutes do not include a summary of the discussion but only reflect the action taken by the body. A complete audio recording of this meeting is available on the City's website www.lapuate.org

A Special Meeting of the Planning Commission of the City of La Puente was held in the Council Chambers of City Hall, 15900 East Main Street, La Puente, California, on Tuesday, January 18, 2022 at 7:00 p.m.

CALL TO ORDER:

Chairman Dudley called the meeting to order at 7:00 p.m.

ROLL CALL: Commissioners: Dudley, Maes, Mendoza Paz and Stowell.

Commissioners present: Dudley, Maes, Mendoza, Paz and Stowell.

Commissioners absent: None.

Staff present: Director of Development Services Di Mario, Senior Planner Tellez, and Administrative Assistant Ramirez. Via Teleconference Assistant City Attorney Ms. Tabares.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Mendoza.

ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSION: None.

A. MINUTES OF PREVIOUS PLANNING COMMISSION MEETING: None.

B. UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None.

C. PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION:

Development Services Director Di Mario introduced the applications and stated that the next items C-1, C-2 and C-3 on the agenda are public hearings for the same location at 15861 Main Street and that Senior Planner Tellez would be presenting one staff report and one PowerPoint presentation. Mr. Di Mario stated that the City was excited to see this type of project in the downtown area.

C-1 CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA FOR CONDITIONAL USE PERMIT (CUP) NO. 21-01 TO ALLOW THIRTY-FOUR (34) APARTMENT UNITS IN CONJUNCTION WITH A COMMERCIAL USE IN A PROPOSED MIXED-USE BUILDING LOCATED AT 15861 MAIN STREET AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Senior Tellez presented the staff report and a PowerPoint presentation for C-1, C-2 and C-3, Mr. Tellez also stated that the applicant, Mr. Shepe and his Architect, were available Via Zoom if the Commissioners had any questions.

Chairman Dudley asked the Commissioners if they had any questions, with no response, Mr. Dudley opened the public hearing at 7:18 p.m.

Administrative Assistant Ramirez stated that the City had received one hand delivered letter on January 18, 2022 at 4:22 p.m. for the proposed project at 15861 Main Street. The letter did not contain a name or address, only that they were not in favor of the proposed protect. The letter was placed into the record.

With no public comments, Chairman Dudley closed the public hearing at 7:20 p.m.

A motion was made by Chairman Dudley to adopt Resolution Numbers 22-1558, 22-1559 and 22-1560 approving Conditional Use Permit No. 21-01, Site Plan and Design Review No. 21-56 and Variance No. 21-01 to allow thirty-four (34) residential dwellings in conjunction with a commercial use in a newly constructed mixed-use building; and direct staff to file a notice of exemption regarding same; seconded by Commissioner Stowell; the motion carried with the following roll call vote:

AYES: Dudley, Maes, Mendoza and Stowell.
NOES: Paz.
ABSTAIN: None.
ABSENT: None.

C-2 CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, FOR SITE PLAN AND DESIGN REVIEW NO. 21-56 TO CONSTRUCT A 3-STORY MIXED-USE BUILDING LOCATED AT 15861 MAIN STREET AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

A motion was made by Chairman Dudley to adopt Resolution Numbers 22-1558, 22-1559 and 22-1560 approving Conditional Use Permit No. 21-01, Site Plan and Design Review No. 21-56 and Variance No. 21-01 to allow thirty-four (34) residential dwellings in conjunction with a commercial use in a newly constructed mixed-use building; and direct staff to file a notice of exemption regarding same; seconded by Commissioner Stowell; the motion carried with the following roll call vote:

AYES: Dudley, Maes, Mendoza and Stowell.
NOES: Paz.
ABSTAIN: None.
ABSENT: None.

C-3 CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, FOR VARIANCE NO. 21-01, FOR A REDUCTION IN PARKING PURSUANT TO SECTION 4.7.6 OF THE DOWNTOWN BUSINESS DISTRICT-SPECIFIC PLAN TO FACILITATE THE CONSTRUCTION OF A 3-STORY MIXED-USE BUILDING LOCATED AT 15861 MAIN STREET AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

A motion was made by Chairman Dudley to adopt Resolution Numbers 22-1558, 22-1559 and 22-1560 approving Conditional Use Permit No. 21-01, Site Plan and Design Review No. 21-56 and Variance No. 21-01 to allow thirty-four (34) residential dwellings in conjunction with a commercial use in a newly constructed mixed-use building; and direct staff to file a notice of exemption regarding same; seconded by Commissioner Stowell; the motion carried with the following roll call vote:

AYES: Dudley, Maes, Mendoza and Stowell.
NOES: Paz.
ABSTAIN: None.
ABSENT: None.

C-4 CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, SETTING FORTH FINDINGS AND RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT NO. 21-02 FOR THE 2021 – 2029 6TH CYCLE HOUSING ELEMENT UPDATE AND AN INITIAL STUDY/NEGATIVE DECLARATION REGARDING SAME

Development Services Director Di Mario introduced General Plan Amendment No. 21-02, stating that the City had retained RRM Design Group & Associates and Morse Planning Group to support the preparation of the City's Housing Element.

Senior Planner Tellez stated the consultants would be presenting the Update Via Zoom.

RRM Design Group Consultant Ms. Diane Bathgate presented a PowerPoint presentation on the 2021-2029 6th Housing Element Update.

Chairman Dudley asked the Commissioners if they had any questions, with no response Mr. Dudley opened the public hearing at 7:35 p.m.

Chairman Dudley asked Administrative Assistant Ramirez if the City had received any communications. Ms. Ramirez responded that no communications had been received and there were no speakers.

Chairman Dudley closed the public at 7:37 p.m.

A motion was made by Chairman Dudley to adopt Resolution No. 22-1561 recommending that the City Council approve General Plan Amendment No. 21-02 for the 2021-2029 Housing Element Update and an Initial Study/Negative Declaration, regarding same; seconded by Commissioner Mendoza:

The motion carried with the following roll call vote:

AYES: Dudley, Maes, Mendoza, Paz and Stowell.
NOES: None.
ABSTAIN: None.
ABSENT: None.

D. NEW BUSINESS BEFORE THE PLANNING COMMISSION: None

ORAL COMMENTS FROM COMMISSION:

Chairman Dudley congratulated Commissioner Mendoza on her recent appointment to the City Council and thanked her for hard work and dedication to the residents of La Puente.

Commissioner Mendoza thanked the Commissioners and staff, she was very grateful for being part of such a great team and for all the discussions and special projects she was able to be a part of, she was honored to hold the position as a Planning Commissioner.

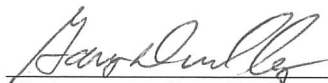
Commissioner Paz stated that he wished Commissioner Mendoza the best of luck on the City Council and that she was always welcomed to come back.

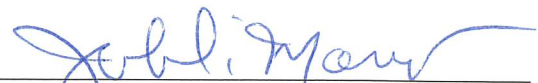
ORAL COMMENTS FROM STAFF:

Director of Development Services Di Mario stated that he would like to echo the comments made for Commissioner Mendoza, he stated that she was being called back to the big leagues, we appreciated her commitment to the Commission. Mr. Di Mario stated that the February 1, 2022 meeting would be cancelled due to lack of agenda items. Lastly, Mr. Di Mario gave a quick update that the former tile for less building on Hacienda Blvd. has been demolished to make room for a new two-story medial building that had been previously approved by the Planning Commission.

ADJOURNMENT:

With no further business before the Planning Commission, Chairman Dudley adjourned the meeting at 8:45 p.m.


Chairperson, Gary Dudley


Secretary, Planning Commission, John Di Mario