

CITY OF LA PUENTE
PLANNING COMMISSION
MINUTES

November 03, 2010

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.lapueente.org

A Regular 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 11/03/2010, at 7:00 p.m.

CALL TO ORDER:

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

ROLL CALL: Dahlitz, Duarte, Landino, Lewis, and Klinakis

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Klinakis.

ORAL COMMUNICATIONS:

None.

MINUTES OF PREVIOUS MEETING:

1. Reading of the minutes of the meeting of September 7, 2010.

Commissioner Lewis moved and Chairman Klinakis seconded to approve as presented.
The motion carried with the following roll call vote:

AYES:	Duarte, Landino, Lewis, and Klinakis.
NOES:	None
ABSTAIN:	Karen Dahlitz.
ABSENT:	None

PUBLIC HEARINGS:

2. **TENTATIVE PARCEL MAP NO. 71329 - A request for approval of a Tentative Parcel Map No. 71329 to subdivide one (1) property into three (3) parcels, (Tentative Parcel Map No. 71329 is filed in conjunction with Development Plan Application No.1085).**

City Planner Arreola stated that there was an issue with the notice that pertains to TPM No. 71329 and Staff suggests that this item be continued to the next regular Planning Commission meeting on December 7, 2010.

3. **MUNICIPAL CODE AMENDMENT NO. 133 - Consideration of Municipal Code Amendment No. 133 - Recommendation of zoning regulations pertaining to automobile dealerships in the C-2 (General Commercial) zones in La Puente.**

City Planner Arreola presented the report on Municipal Code Amendment No. 133 (MCA No. 133)

Deputy City Attorney Davtyan explained that minor revisions were made to the Initial Study after the agenda was released for public review. She went on to clarify that the resolution was to recommend for approval and not to adopt.

Chairman Klinakis questioned if the new regulations would affect existing car dealerships.

Community Development Director Yamachika responded that there was a clause in the proposed ordinance that provides for an amortization period of ten years for dealerships to come under compliance with the new regulations; he then clarified that this would be effective for all new dealerships.

Discussion ensued on the moratorium and the amortization period.

Deputy City Attorney Davtyan explained the amortization period.

Commissioner Duarte asked if all operating car dealerships would become non-conforming.

City Planner Arreola responded in the affirmative.

Deputy City Attorney Davtyan gave an explanation on the provision of this ordinance when applied to car dealerships that stop operating for a consecutive period of 180 days.

City Planner Arreola stated that if a new car dealership applied at a location with a previous dealership and it was more than 180 days after the former dealerships closed, the new car dealership would have to apply for an Unclassified Use Permit.

Discussion ensued on car dealerships under 16,000 square feet.

Chairman Klinakis questioned if car dealerships would be able to sell trailers.

City Planner Arreola responded in the affirmative.

Community Development Director Yamachika stated that the language needed to be amended to clarify that car dealerships are not allowed to conduct business out of a trailer, however they are able to sell trailers.

Deputy City Attorney Davtyan read the definition of Municipal Code No. 133, clarifying that trailers would not be allowed as permanent structures per proposed code 10.08.890

Community Development Director Yamachika stated one way to address the issue on trailers would be to follow protocol from the Department of Motor Vehicles.

Chairman Klinakis opened the public hearing.

Chairman Klinakis closed the public hearing.

Commissioner Duarte questioned whether adoption of the ordinance would push out existing dealerships in the City.

Chairman Klinakis explained that the City would be putting the existing dealerships on notice that in ten years they would need to comply with the new regulations and that any new dealerships would fall under the new regulations.

Chairman Klinakis moved and Commissioner Dahlitz seconded to adopt the Resolution which recommends that the City Council adopt an amendment to the zoning ordinance adding Sections 10.08.890 and 10.60.020(34) and amending Section 10.040.010(6) to Title 10 (Zoning) of La Puente Municipal Code adopting regulations pertaining to automobile dealerships and recommending that the City Council approve and adopt the Negative Declaration. The motion carried with the following roll call vote:

AYES:	Dahlitz, Landino, Lewis, Klinakis.
NOES:	Duarte.
ABSTAIN:	None
ABSENT:	None

4. MUNICIPAL CODE AMENDMENT NO. 135 - Consideration of Municipal Code Amendment No. 135 - Adoption of zoning regulations pertaining to large family daycare homes in the Residential zones in La Puente.

Deputy City Attorney Davtyan explained that Staff's recommendation was to open the public hearing and to continue Municipal Code Amendment No. 135 to the next regular Planning Commission meeting on December 7, 2010.

Chairman Klinakis opened the public hearing.

Commissioner Lewis moved and Commissioner Duarte seconded to continue to December 7, 2010 Planning Commission meeting. The motion carried with the following roll call vote:

AYES:	Dahlitz, Duarte, Landino, Lewis, and Klinakis.
NOES:	None
ABSTAIN:	None
ABSENT:	None

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

None.

ORAL COMMENTS FROM COMMISSION:

None.

ORAL COMMENTS FROM STAFF:

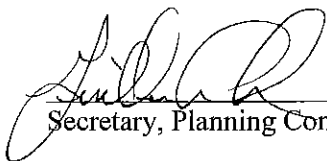
None.

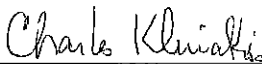
ADJOURNMENT:

Commissioner Dahlitz moved and Vice Chairman Landino seconded to adjourn.

The motion carried with the following roll call vote:

AYES:	Dahlitz, Duarte, Landino, Lewis, and Klinakis.
NOES:	None
ABSTAIN:	None
ABSENT:	None


Secretary, Planning Commission


Chairman, Klinakis

