

CITY OF LA PUENTE

PLANNING COMMISSION AND DEVELOPMENT REVIEW BOARD

MINUTES

November 02, 2011

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 Regular Meeting of the Planning Commission and Development Review Board of the City of La Puente was held in the Council Chambers of City Hall, 15900 East Main Street, La Puente, California, on 11/02/2011, at 7:00 p.m.

CALL TO ORDER:

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

ROLL CALL: Commissioners: Brown, Costea, Young, Duarte and Klinakis

Staff Members present: Deputy City Attorney Sparks, Assistant Planner Chow, and Administrative Secretary Ramirez.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Klinakis.

ORAL COMMUNICATIONS:

None.

MINUTES OF PREVIOUS PLANNING COMMISSION AND DEVELOPMENT REVIEW BOARD MEETING:

- 1. Reading of the minutes of the Planning Commission and Development Review Board meeting of August 2, 2011.**

Chairman Klinakis moved and Vice Chairman Duarte seconded to approve the Minutes of August 2, 2011 Planning Commission and Development Review Board Meetings:

The motion carried with the following roll call vote:

AYES:	Klinakis, Duarte, Costea, Brown, and Young.
NOES:	None
ABSTAIN:	None
ABSENT:	None

RECESS THE DEVELOPMENT REVIEW BOARD

PUBLIC HEARINGS:

- 2. ZONE CHANGE APPLICATION NO. 332 - Consideration of a resolution recommending that the City Council approve Zone Change No. 332, and adopt an ordinance amending Chapter 10.12 of the Municipal Code to change the zoning designation from R-1 (one family residential) to R-3 (multiple-family residential) for real property located at 1111 Larimore Avenue, La Puente, California.**

Assistant Planner Chow presented the report.

Chairman Klinakis asked in regards to the General Plan Zone designation.

Deputy City Attorney Sparks gave a brief description of Government Code Section 65860 the Zoning and the General Plan must be consistent.

Commissioner Costea questioned who pays for larger sewer and water pipes when additional dwellings are added to a parcel.

Assistant Planner responded that the applicant or developer must pay the sewer impact fees as well as connection fees with the county.

Commissioner Young stated that on his visit to the proposed zone change property that he noticed a large presence of police activity, due to his concerns regarding crime in the area. Commissioner Young wanted to table the item.

Deputy City Attorney Sparks stated that before a motion is made the public hearing must first be opened. Also there was not a development plan or permit before the Planning Commission and there was not a plan of how the property would be developed.

Assistant Planner Chow stated that the applicant had not submitted any plans for development.

Chairman Klinakis opened the public hearing at 7:14 p.m.

Victor Chiu, Representative of the property owner stated that the property in question would not be an apartment building, but most likely a four to five single family housing units.

With no other public speakers, Chairman Klinakis closed the public hearing at 7:16 p.m.

Chairman Klinakis asked what percentage of parcels were zoned R-3 on 1100 block of Larimore Avenue

Assistant Planner Chow responded about 80%.

Discussion ensued on sewer impact and land use policy established in the 2004 General Plan.

Commissioner Young stated he would like to table this item.

Commissioner Young moved, the motion died for a lack of a second.

Chairman Klinakis moved and Vice Chairman Duarte seconded to approve a Resolution recommending that the City Council approve Zone Change No. 332, and adopt an ordinance amending Chapter 10.12 of the Municipal Code to change the Property's zoning designation from R-1 (one family residential) to R-3 (multiple-family residential). The motion carried with the following roll call vote:

AYES:	Klinakis, Duarte, and Costea.
NOES:	Brown and Young.
ABSTAIN:	None
ABSENT:	None

UNFINISHED BUSINESS: None

NEW BUSINESS: None

RECONVENE THE DEVELOPMENT REVIEW BOARD

ORAL COMMENTS FROM COMMISSION:

Vice Chairman Duarte stated that he would like to thank staff and the volunteers for all their hard work that made the Main Street Run at success.

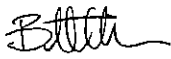
ORAL COMMENTS FROM STAFF:

Assistant Planner Chow stated that she also would like to thank the participants and Legal Counsel for their participation in the Main Street Run.

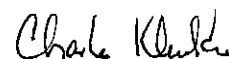
Chairman Klinakis moved and Commissioner Young seconded to Adjourn: The motion carried with the following roll call vote:

AYES:	Klinakis, Duarte, Costea, Brown, and Young.
NOES:	None
ABSTAIN:	None
ABSENT:	None

ADJOURNMENT:



Secretary, Planning Commission



Chairman Klinakis