

**AGENDA
REGULAR MEETING
LA PUENTE PLANNING COMMISSION AND
DEVELOPMENT REVIEW BOARD
CITY HALL COUNCIL CHAMBERS
15900 E. MAIN STREET, LA PUENTE**

August 2, 2011

7:00 P.M.

CALL TO ORDER:

ROLL CALL: Commissioners: Brown, Costea, Duarte, Klinakis, Young
Board Members: Brown, Costea, Duarte, Klinakis, Young

PLEDGE OF ALLEGIANCE:

ANNUAL SELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON:

**ORAL COMMUNICATIONS FOR THE PLANNING COMMISSION AND THE
DEVELOPMENT REVIEW BOARD:**

If you wish to address the Planning Commission or the Development Review Board on a matter other than a public hearing matter please complete the Request for Oral Presentation form and submit it to the Planning Commission/Board Secretary prior to the conclusion of the first speaker's remarks. (Ordinance No. 96-735)

**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 April 5, 2011.

Staff Recommendation: Approve as presented.

RECESS THE DEVELOPMENT REVIEW BOARD

PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION:

2. **ZONE CHANGE APPLICATION NO. 330** – Consideration of a resolution recommending that the City Council approve Zone Change No. 330, 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-2 (multiple residential) for real property located at 212 N. 2nd Street, La Puente, California.

Staff Recommendation: Staff recommends that the Planning Commission adopt a Resolution recommending that the City Council approve Zone Change No. 330, 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-2 (multiple residential) .

3. **UNCLASSIFIED USE PERMIT NO. 254** – Consideration of a resolution approving an Unclassified Use Permit to establish an adult day health care center on real property located at 13909½, 13909½A, 13911A, 13911B Amar Road, La Puente, California.

Staff Recommendation: Staff recommends that the Planning Commission adopt a resolution approving Unclassified Use Permit No. 254 subject to the conditions set forth in the Resolution and direct Staff to file a Notice of Exemption.

4. **INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION-** Consideration of a Resolution approving an Initial Study and adopting a Mitigated Negative Declaration and Mitigation Monitoring Program to facilitate the development of a neighborhood shopping center on a 9.85-acre site at the northwest corner of Hacienda Boulevard and Fairgrove Avenue (1255-1313 S. Hacienda Boulevard and 15125, 15217 and 15223 Fairgrove Avenue) in the City of La Puente.

Staff Recommendation: Staff recommends that the Planning Commission adopt a Resolution approving the Initial Study and adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for the property located at 1255-1313 S. Hacienda Boulevard and 15125, 15217 and 15223 Fairgrove Avenue, La Puente, California.

5. **ZONE CHANGE APPLICATION NO. 331** – Consideration of a resolution recommending that the City Council approve Zone Change No. 331, and adopt an ordinance amending Chapter 10.12 of the Municipal Code to change the zoning designation from R-1 (Single Family Residential) to R-3 (Medium High Density Residential) for real property located at 15125, 15217, 15225 Fairgrove Avenue, La Puente, California (APN's 8471-022-009, 900, 901)

Staff Recommendation: Staff recommends that the Planning Commission adopt a Resolution recommending that the City Council approve Zone Change No. 331, and adopt an ordinance amending Chapter 10.12 of the Municipal Code to change the Property's zoning designation from R-1 (Single Family Residential) to R-3 (Medium High Density Residential).

RECESS THE PLANNING COMMISSION AND RECONVENE THE DEVELOPMENT REVIEW BOARD:

UNFINISHED BUSINESS BEFORE THE DEVELOPMENT REVIEW BOARD: None

NEW BUSINESS BEFORE THE DEVELOPMENT REVIEW BOARD:

6. **DEVELOPMENT PLAN APPLICATION NO. 1090** – Consideration of a resolution approving a Development Plan Application for the development of a 116,950 square foot neighborhood Shopping Center on 9.85-acre site with 107,750 square feet of retail space and a 9,200 square feet drive-thru fast food establishment, located at 1255-1313 S. Hacienda Boulevard and 15125, 15217 and 15223 Fairgrove Avenue, La Puente, California. (APN's 8471-021-900, 901, 902, 8471-022-009, 900, 901).

Staff Recommendation: Staff recommends that the Development Review Board adopt a resolution approving Development Plan Application No. 1090.

RECESS THE DEVELOPMENT REVIEW BOARD AND RECONVENE THE PLANNING COMMISSION

PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION:

7. **UNCLASSIFIED USE PERMIT NO. 253** – Consideration of a resolution approving an Unclassified Use Permit to allow the sale of beer, wine, and distilled spirits for off-site consumption (Alcoholic Beverage Control Type 21 license) in conjunction with a proposed full-service super market (1285 Hacienda Boulevard, APN 9471-021-900).

Staff Recommendation: Staff recommends that the Planning Commission adopt a Resolution approving UUP No. 253, subject to the conditions set forth in the resolution.

UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None

NEW BUSINESS BEFORE THE PLANNING COMMISSION:

8. Appeal of Notice of Violation issued to Trinity Wellness Center for violations of La Puente Municipal Code, constituting a public nuisance on property located at: 15747 Amar Road, La Puente, CA 91744.

RECONVENE THE DEVELOPMENT REVIEW BOARD

ORAL COMMENTS FROM THE COMMISSION/ BOARD:

ORAL COMMENTS FROM STAFF:

ADJOURNMENT:

Copies of reports relating to items on the Agenda are available for public inspection or purchase at City Hall. Questions regarding agenda items may be addressed to the Assistant Planner at 626-855-1547. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by the City, please contact the City Clerk's Office at 626-855-1503. Notification at least 48 hours prior to the meeting or time when services are needed will assist City Staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.