CITY OF LA PUENTE

PLANNING COMMISSION AND DEVELOPMENT REVIEW BOARD

MINUTES

DECEMBER 04, 2012

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.lapuente.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 12/04/2012, at 7:00 p.m.

CALL TO ORDER:

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

ROLL CALL: **Commissioners: Costea, Escalon, Flores, Perez, and Young.**

EX OFFICIO: Development Services Director Di Mario, Assistant Planner Chow, Assistant City Attorney Sparks and Administrative Secretary Ramirez.

PLEDGE OF ALLEGIANCE: Commissioner/Board Member Perez

The Pledge of Allegiance was led by Commissioner Perez.

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

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 November 7, 2012.**

Commissioner Perez moved and Commissioner Flores seconded to approve as presented.

The motion carried with the following roll call vote:

AYES: Costea, Escalon, Flores, Perez, and Young.
NOES: None
ABSTAIN: None
ABSENT: None

RECESS THE DEVELOPMENT REVIEW BOARD

PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION:

2. UNCLASSIFIED USE PERMIT NO. 260 - Consideration of a Resolution approving an Unclassified Use Permit to allow for a health/fitness club at property located at 1717 North Hacienda Boulevard (Planet Fitness).

Development Services Director Di Mario introduced the item.

Assistant Planner Chow presented the report.

Commissioner Young asked for clarification on parking lot lighting.

Assistant Planner Chow responded that in the Resolution, Condition No. 7 states: that the applicant shall replace or refurbish existing parking area lighting and shall maintain the lighting for the safety of the patrons to the satisfaction of the Development Services Director and that all lighting must turn on at dusk and remain on until sunrise.

Chairman Costea opened the public hearing at 7:07 p.m.

The applicant, Marc Rollins stated that the investors were excited to be in the City of La Puente and he was available to answer any questions that the Commission may have.

Commissioner Young thanked the applicant for coming to the meeting and expressed his appreciation for bringing this type of business to the City. However, he expressed concerns regarding the 24 hour operation with regards to the lighting and security outside the building. He asked the applicant if he would be opposed to having additional lighting and security cameras in the parking lot.

Assistant Planner Chow responded that South Hills Shopping Center is quite large and the applicant was only responsible for their parcel.

Mr. Rollins stated that they would entertain the possibility of placing lights on the building facing the parking lot and that a condition of approval was to have video monitoring up to the standards of the Sheriff's Department.

Commissioner Flores asked for clarification on the Sheriff's standards in regards to video surveillance. She asked whether monitoring would occur 24 hours a day and 7 days a week.

Mr. Rollins responded that he did not know the Sheriff's standards. However, the cameras would be running 24 hours a day, but there would not be someone sitting and monitoring 24 hours a day.

Chairman Costea asked for clarification in regards to security recordings.

Assistant Planner Chow responded that the applicant would work directly with the Sheriff's Department on where to place the video cameras and how long to hold the recordings.

Development Services Director Di Mario stated that the applicant would submit a security plan to the City which would also be reviewed by the Sheriff's Department. The Sheriff's Department would be able to make recommendations to the City and the applicant.

Commissioner Perez expressed his excitement for this project in the City and his concern on the lighting and video surveillance.

Mr. Rollins stated that he was pretty sure that the cameras would be equipped with night vision to ensure 24 hour surveillance.

Chairman Costea closed the public hearing at 7:17 p.m.

Vice Chairman Young moved and Commissioner Perez seconded to adopt a Resolution approving Unclassified Use Permit No. 260 subject to the conditions set forth in the Resolution and direct Staff to file a Notice of Exemption and to add to Condition No. 7 to include additional lighting to the building to better illuminate the parking lot. The motion carried with the following roll call vote:

AYES: Costea, Escalon, Flores, Perez, and Young.
NOES: None
ABSTAIN: None
ABSENT: None

3. **UNCLASSIFIED USE PERMIT NO. 256 - Consideration of a Resolution approving an Unclassified Use Permit to allow the sale and service of beer and wine for on-site consumption (Alcoholic Beverage Control Type 41 license) in conjunction with a bona fide restaurant located at 15711 Amar Road (El Sushi Loco).**

Assistant Planner Chow presented the report.

Chairman Costea opened the public hearing at 7:25 p.m.

The applicant, Mr. Frank Mendoza, thanked City staff and Assistant Planner Chow for their assistance in helping him make his dream come true and guiding him step by step. He was very excited to have his business in the City and also to bring employment to the residents of La Puente. He expressed his efforts in cooperating with the City in keeping the area free from loitering and graffiti and was being pro-active in the community.

Chairman Costea thanked Mr. Mendoza for coming to the City and commented on the great food his restaurant serves.

Vice Chairman Young stated that he was very impressed with the restaurant and food. Mr. Mendoza had a great attitude and problem solving skills in dealing with the crime that had arose near his business by teaching the kids in the neighborhood to be productive and giving them a chance to enhance themselves. He then asked Mr. Mendoza if he would be keeping the same interior design as his existing restaurant.

Mr. Mendoza responded that he purchased his restaurant decor on Craigslist and would try to find the same items, while trying to stay on budget.

Vice Chairman Young stated to Mr. Mendoza that he had a great restaurant. However, he may want to consider new signage.

Mr. Mendoza agreed.

Commissioner Escalon asked for clarification in regards to employing children from the neighborhood and the selling of alcohol in the restaurant.

Assistant Planner Chow responded that Condition No. 13 in the Resolution requires that any employee involved in the sales or serving of alcoholic beverages must be at least 21 years of age.

Mr. Mendoza responded he does employ young people that attend La Puente High School, such as the dish washer. He would make sure all employees that are going to be serving alcohol attend a class on how to sell alcohol and how to check proper identification.

Commissioner Perez thanked Mr. Mendoza for bringing his business to the City of La Puente.

Chairman Costea stated that he was very pleased to hear how staff helped Mr. Mendoza and if he knew of any new businesses to refer them to La Puente.

Mr. Mendoza responded that with his recent change of careers it was quite a challenge, however with the help of his wife and family it has been a great experience and was very happy with his Sushi Loco restaurant in La Puente.

Chairman Costea closed the public hearing at 7:33 p.m.

Commissioner Perez moved and Vice Chairman Young seconded to adopt a Resolution approving Unclassified Use Permit No. 256 subject to the conditions set forth in the Resolution and direct Staff to file a Notice of Exemption. The motion carried with the following roll call vote:

AYES: Costea, Escalon, Flores, Perez, and Young.
NOES: None
ABSTAIN: None
ABSENT: None

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:

4. DEVELOPMENT PLAN APPLICATION NO. 1104 - Consideration of a Resolution approving a Development Plan Application for façade improvements for a commercial property located at 1043-1061 North Hacienda Avenue, La Puente, California.

Development Services Director, Di Mario stated that items four and five on the agenda pertain to the same property and would be heard together.

Assistant Planner, Chow presented the report for Development Plan Application No. 1104 and Sign Plan Application No. 1101.

The architect, Mr. Alvaro Zepeda of Holnes & Zepeda, was present to answer questions for the Board.

Board Member Perez questioned if the improvements included the repair or replacement of the windows.

Mr. Zepeda responded that the whole building would be redone.

Chairman Costea questioned if all the doors and window would have new glass.

Mr. Zepeda responded in the affirmative.

Board Member Escalon asked if Town Furniture was the anchor tenant in the shopping center.

Mr. Zepeda responded that Town Furniture was the largest tenant of that shopping center.

Discussion ensued on the size and signage of each store.

Chairman Costea stated that he would like to add a Condition of approval that the concrete sidewalk at this location that is in bad condition be repaired.

Vice Chairman Young moved and Chairman Costea seconded to adopt a Resolution approving Development Plan Application No. 1104, and direct Staff to file the Notice of Exemption and add a condition of approval for sidewalk repair. The motion carried with the following roll call vote:

AYES: Costea, Escalon, Flores, Perez, and Young.
NOES: None
ABSTAIN: None
ABSENT: None

5. SIGN PLAN APPLICATION NO. 1101 - Consideration of a Resolution approving a Sign Plan Application for a Master Sign Program for a commercial development located at 1043-1061 North Hacienda Boulevard, La Puente, California.

Chairman Costea stated that there were two signs at the site, and asked if both would be replaced.

Mr. Zepeda responded that one sign would be for both entrances.

Board Member Flores asked the expected completion date of the project.

Mr. Zepeda responded as soon as the plan check was approved, and estimated four months.

Commissioner Perez moved and Vice Chairman Young seconded to adopt a Resolution approving Sign Plan Application No. 1101 and direct Staff to file the Notice of Exemption. The motion carried with the following roll call vote:

AYES: Costea, Escalon, Flores, Perez, and Young.
NOES: None
ABSTAIN: None
ABSENT: None

RECESS THE DEVELOPMENT REVIEW BOARD AND RECONVENE THE PLANNING COMMISSION

UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None

NEW BUSINESS BEFORE THE PLANNING COMMISSION: None

RECONVENE THE DEVELOPMENT REVIEW BOARD

ORAL COMMENTS FROM COMMISSION/BOARD:

Chairman Costea stated he would like to thank staff for all their hard work. He recognized all the detail that is presented to the Commission/Board, and the agenda packets are full of information. He then wished everyone a Merry Christmas and Happy New Year.

Commissioner Perez thanked staff and the Commissioners for doing a professional job and wished everyone a Merry Christmas.

ORAL COMMENTS FROM STAFF:

Development Services Director Di Mario stated that the first meeting in January would be rescheduled to the third Tuesday on January 15, 2013. Also, just as a reminder the Holiday Parade and Christmas Tree Lighting Ceremony will be held on Friday, December 7th at 5:30 p.m. and some of the Commissioners have RSVP'd to participate in the parade.

Assistant Planner Chow stated to the Commission that tonight's meeting would be her last as she was leaving the City of La Puente.

Chairman Costea congratulated Assistant Planner Chow.

Commissioner Flores stated that she was very appreciative of Ms. Chow's hard work and wished her the best of luck.

Commissioner Escalon stated that it was a pleasure to work with Assistant Planner Chow and wished her the best of luck in her future endeavors.

Development Services Director Di Mario stated that he had only had the pleasure of working with Ms. Chow for a year and that she was a great team member and will be missed and welcomed her to come to attend some of the grand openings that she worked on that will occur next year and informed the Commission that the Mayor and City Council would be presenting Ms. Chow with an Commendation at the next City Council meeting on December 11, 2012 at 7:00 p.m.

Commissioner Perez stated that he would like to thank Ms. Chow for her hard work and assistance and wished her only the best in her future.

Assistant City Attorney Sparks stated she normally did not speak during oral comments from staff; however, she has had the opportunity to work with Ms. Chow for many years. Ms. Chow has been an amazing part of the team and would be missed.

ADJOURNMENT:

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

AYES: Costea, Escalon, Flores, Perez, and Young.
NOES: None
ABSTAIN: None
ABSENT: None

Chairman Costea adjourned the meeting at 8:05 p.m.

Secretary, Planning Commission

Chairman Costea