CITY OF LA PUENTE

PLANNING COMMISSION AND DEVELOPMENT REVIEW BOARD

MINUTES

November 07, 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 11/07/2012, 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, Young

PRESENT:	Costea, Escalon, Flores, and Perez.
ABSENT:	Young.
EX OFFICIO:	Development Services Di Mario, Assistant Planner Chow, Assistant Attorney Sparks, Administrative Secretary Ramirez.

Let the record reflect that Vice Chairman Young was absent.

PLEDGE OF ALLEGIANCE: Commissioner/Board Member Flores

The Pledge of Allegiance was led by Commissioner Flores.

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 October 2, 2012.**

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

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

RECESS THE DEVELOPMENT REVIEW BOARD

PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION: 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:

2. **DEVELOPMENT PLAN APPLICATION NO. 1113 - Consideration of a resolution approving a Development Plan Application to construct a new storage building and shade structures for an existing car wash facility located at 1027 Hacienda Boulevard La Puente, California.**

Development Services Director Di Mario introduced application No. 1116.

Assistant Planner Chow presented the report.

Chairman Costea stated that everything look good to him. However, he would like to add a condition of approval to the resolution that a gate be added to the exterior stair way to eliminate access by anyone to that area after-hours.

Roland Havhanesyan stated that the area was closed after hours and that a chain was placed across the parking area so that no one would have access to the area.

Chairman Costea stated his concern was to keep the stair way inaccessible and that perhaps a gate in front of the stairs would take care of that situation.

Board Member Perez suggested perhaps a chain link fence.

Mr. Havhanesyan agreed to have a gate placed in front of the stairs.

Assistant Planner Chow stated that a condition can be added to have the applicant work with staff to make sure the stairway is secure.

Board Member Escalon stated if it was possible to reserve the two parallel parking spaces as employee parking only; due to the fact it was very close to the high traffic area.

Mr. Havhanesyan stated that he agreed to both additional conditions of approval.

Chairman Costea moved and Board Member Flores seconded to adopt a resolution approving Development Plan Application No. 1113 and direct staff to file the Notice of Exemption and to include the two added conditions of approval. The motion carried with the following roll call vote:

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

3. SIGN PLAN APPLICATION NO. 1116 - Consideration of a resolution approving a Sign Plan Application for an update of a Master Sign Program for a commercial development located at 1733-1809 N. Hacienda Boulevard La Puente, California.

Assistant Planner Chow presented the report.

Joseph Shabani stated that he would like to thank Assistant Planner Chow for her hard work and that they were very grateful for her help.

Chairman Costea questioned staff in regards to the letter height.

Assistant Planner Chow responded that the letter height is at five feet. However, there are additional size limitations based on lease hold space.

Chairman Costea questioned if there was an ordinance in place to control the hours for lighting of channel letters.

Assistant Planner Chow responded in the negative.

Board Member Perez questioned if this application would cover current and future tenants.

Assistant Planner Chow responded that this applied only for the new signs.

Board Member Perez moved and Board Member Escalon seconded to adopt a resolution approving Sign Plan Application No. 1116 and direct Staff to file the Notice of Exemption.

The motion carried with the following roll call vote:

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

4. **DEVELOPMENT PLAN APPLICATION NO. 1114 - Consideration of a resolution approving a Development Plan Application to allow for the expansion of an existing commercial development, reconfiguration of the parking area and circulation patterns, and other on-site improvements located at 1150-1166 Hacienda Boulevard La Puente, California.**

Development Services Director, Di Mario introduced application No. 1114 and No. 1115.

Assistant Chow presented the report.

Board Member Escalon questioned the applicant in regards to the landscaping portion, if they would be selling live plants/nursery items. Her concern was that dust and dirt would affect the parking lot where cars were being sold.

AMC Engineering, Amir Mirzadeh stated that items such as fertilizer would be housed inside the building.

Chairman Costea questioned in regards to parking lot lighting, was this handled by staff or by the Building Department.

Assistant Planner Chow responded that issue was handled by staff and the applicant indicated that the light poles would be refurbished and that a condition of approval was to remove the pennant signs on the light poles.

Mr. Mirzadeh stated that they had not considered replacing the poles only to update by painting the lighting poles.

Chairman Costea thanked Mr. Mirzadeh for the excellent job in the design and architecture in the buildings and stated that this addition would be great for the City. His concerns were for safety with the lighting and wires on the site.

Board Member Perez asked if the light poles were in the same location as the previous car sales lot.

Mr. Mirzadeh responded that they were going to try and maintain the same parking and lighting in the lot. The lighting would be handled by their electrical engineer.

Chairman Costea stated that he would like to add a condition of approval for the light poles to be cleaned up.

Mr. Mirzadeh agreed to the added condition of approval.

Board Member Escalon stated that she noted the discoloration of the sign from the weather and would like to see that painted along with the light poles.

Assistant Planner Chow stated that a condition of approval could be added to include repairing, refurbishing or replacing lights as necessary and for the lights to be maintained in good repair.

Chairman Costea moved and Board Member Perez seconded to adopt a resolution approving Development Plan Application No. 1114 and direct Staff to file the Notice of Exemption and to include the added condition of approval. The motion carried with the following roll call vote:

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

Assistant Plänner Chow responded that not all strings across the parking lot are lights some are panate chains.

5. **SIGN PLAN APPLICATION NO. 1115 - Consideration of a resolution approving a Sign Plan Application for a Master Sign Program for a commercial development located at 1150-1166 Hacienda Boulevard La Puente, California.**

The report was presented by Assistant Planner Chow in conjunction with the report for DPA No. 1114.

Chairman Costea stated concern for the ordinance in which the free-standing sign did not need to be removed until the year 2016 . However, he would like to have the color or the replacement of the sign discussed.

Mr. Mirzadehir agreed to painting the sign and to making it look presentable.

Assistant Planner Chow stated that condition No. 10 can be modified to read that the sign shall be painted to match other changes on-site to the satisfaction of the Development Services Director.

Board Member Flores asked for clarification on the ordinance regarding the removal of the sign.

Chairman Costea responded that it would need to conform to the municipal code by the year 2016.

Board Member Perez questioned if the applicant had plans on using the sign.

Mr. Mirzadehir responded in the affirmative.

Board Member Perez moved and Board Member Escalon seconded to adopt a resolution approving Sign Plan Application No. 1115 and direct Staff to file the Notice of Exemption and to include the condition of painting the sign. The motion carried with the following roll call vote:

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

6. **DEVELOPMENT PLAN APPLICATION NO. 1117 - Consideration of a resolution approving a Development Plan Application to allow for the demolition of an existing commercial building, reconfiguration of the parking area and circulation patterns, and other on-site improvements located at 15427 Amar Road Boulevard La Puente, California.**

Development Services Director Di Mario introduced the DPA No. 1117 and SPA No. 1112.

Assistant Planner Chow presented the report for DPA No. 1117 and SPA No. 1112.

Jennifer Ambrosini, the representive was present to answer any questions.

Chairman Costea stated that his concern was for safety during the demolition process.

Board Member Perez stated that he was happy to see that the building was going to be demolished.

Chairman Costea moved and Board Member Flores seconded to adopt a resolution approving Development Plan Application No. 1117 and direct Staff to file the Notice of Exemption. The motion carried with the following roll call vote:

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

7. **SIGN PLAN APPLICATION NO. 1112 - Consideration of a resolution approving a**

Sign Plan Application for the update of a Master Sign Program for an existing commercial development located at 15427 Amar Road La Puente, California.

Assistant Planner Chow presented the report in conjunction with DPA No. 1117.

Mr. Claudio was the representative and was present to answer any questions.

Board Member Perez moved and Board Member Escalon seconded to adopt a resolution approving Sign Plan Application No. 1112 and direct staff to file the Notice of Exemption. The motion carried with the following roll call vote:

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

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:

Commissioner Flores stated that she would like to thank staff for their hard work and all the detail that was included in the agenda made it easy to understand.

Commissioner Escalon stated that she would like to congratulate staff on their certificates for "National Night Out" event and stated that it was an important event for the community. There was a nice turn out as she attended with her family and looked forward to next year's event.

Commissioner Perez stated he also would like to thank staff for the report it contained a lot of detail.

Chairman Costea thanked staff and the Commission for a nice job done and also to wish everyone a Happy Thanksgiving and a safe holiday.

ORAL COMMENTS FROM STAFF:

Development Services Director, Di Mario stated that the City would be celebrating their annual Veterans Day event on Sunday at 9:30 a.m. here at City Hall.

Assistant Planner Chow stated that a community meeting would be held at Saint Louis of France Church on November 13th at 6:00 p.m. Also, she would like to thank everyone who participated in the Main Street Run. Assistant Planner Chow introduced the idea of moving the January Planning Commission and Development Review Board meeting to the third week of January.

ADJOURNMENT:

Chairman Costea moved and Commissioner Perez seconded to adjourn. The motion carried with the following roll call vote:

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

Secretary, Planning Commission

Chairman Costea