CITY OF LA PUENTE

PLANNING COMMISSION AND DEVELOPMENT REVIEW BOARD

MINUTES

September 04, 2012

Per *Robert's Rules of Order Newly Revised 10th Edition*, minutes are a record of the action 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 09/04/2012, 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, Young

PRESENT:	Costea, Escalon, Flores, Perez, and Young.
ABSENT:	None.
EX OFFICIO:	Development Services Director Di Mario, Assistant Planner Chow, Administrative Secretary Ramirez, Assistant City Attorney Sparks.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Flores.

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

Henry Nodal, La Puente, expressed concerns that the application before the Board would be for lease and not deed ownership. He also expressed concerns regarding running water that it should run to the street and not to be rear of the property.

SELECTION OF VICE-CHAIRPERSON:

Administrative Secretary Ramirez opened the nominations for Vice Chairperson.

Commissioners Costea, Flores and Young nominated Commissioner Young for Vice Chair.

Commissioners Escalon and Perez nominated Perez for Vice Chair.

Administrative Secretary Ramirez read the votes with three votes were cast for Commissioner Young for Vice Chairman, and two votes for Commissioner Perez. Commissioner Young was selected as Vice Chairman.

MINUTES OF PREVIOUS PLANNING COMMISSION AND DEVELOPMENT REVIEW BOARD MEETING:

1. **Reading of the Minutes of the Special Planning Commission and Development Review Board of August 21, 2012.**

Commissioner Perez moved and Chairman Costea 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: None

UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None

NEW BUSINESS 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. 1111 - Consideration of a Resolution approving a Development Plan Application for the construction of four (4) attached multi-family dwelling units for property located at 16019 Central Avenue, La Puente, California.**

Assistant Planner Chow presented the report.

Mr. Lopez, the applicant for the project, approached the podium for any questions from the Board.

Chairman Costea expressed concerns regarding the rear dividing wall and no security door to the south side of the property. He also had concerns regarding landscaping maintenance once the property was leased.

Assistant Planner Chow responded that a condition of approval included a gate for security, a lighting plan, and maintenance of the property.

Mr. Lopez responded that he would be responsible for the up keep of the landscaping, and that he was in agreement with the conditions of approval.

Vice Chairman Young expressed concerns regarding parking and the privacy of the property owners to the north side of the project.

Assistant Planner Chow responded that the front chain link fence was to be removed and a condition of approval can be added to place a block wall on the north side of the project. She then explained to the Board that Mr. Lopez had met all the requirements of the Downtown Specific Plan and the Municipal Code for residential developments, including privacy issues for the second and third floors.

Board Member Perez asked for clarification on the stairs leading to the building, his concern was for children playing in that area. He also expressed his apprehension for the three story building.

Assistant Planner Chow responded that the only building code requirement for the stairs was for hand rails.

Board Member Flores asked if the City had received any feedback from the community regarding this development.

Assistant Planner Chow responded that there was no response from the letters sent by the City.

Chairman Costea expressed concern regarding no access way to the air conditioning equipment.

Jaime Capilla, the Architect for the project responded that due to the shape of the building the air conditioning equipment was behind a parapet wall.

Board Member Perez expressed concern regarding noise from the air conditioning units.

Mr. Capilla responded that the units were near the restrooms and not the sleeping quarters and that noise should not be an issue.

Chairman Costea asked if the public notices were sent out in English and Spanish.

Assistant Planner Chow responded that the City only sends out notices in English.

Discussion ensued on how many letters were mailed out and to whom.

Development Services Director Di Mario clarified for the Commission that the units would be for lease and not for sale.

Discussion ensued on the Downtown Specific Plan.

Board Member Perez stated that this building would be very high and would be very noticeable.

Board Member Perez moved and Vice Chairman Young seconded to adopt a Resolution approving Development Plan Application No. 1111. The motion carried with the following roll call vote:

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

RECONVENE THE PLANNING COMMISSION:

ORAL COMMENTS FROM COMMISSION/BOARD:

Chairman Costea stated that he would like congratulate Commissioner Young on his appointment as Vice Chair. He also thanked staff and the Assistant Attorney for their hard work.

ORAL COMMENTS FROM STAFF:

Development Services Director Di Mario informed the Board that the City Council had approved a contract with Hogle Ireland to assist with the completion of the Zoning Code Update and that it would come before the Planning Commission sometime early next year.

Assistant Planner Chow congratulated Commissioner Young on his appointment as Vice Chair.

ADJOURNMENT:

Chairman Costea 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

Secretary, Planning Commission