CITY OF LA PUENTE

PLANNING COMMISSION AND DEVELOPMENT REVIEW BOARD

MINUTES

June 06, 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 06/06/2012, at 7:00 p.m.

CALL TO ORDER:

Administrative Secretary Ramirez called the Planning Commission and Development Review Board of June 6, 2012 to order.

OATH OF OFFICE:

Administrative Secretary Ramirez administered the Oath of Office to Commissioners Costea, Duarte, Escalon, Flores and Young.

ROLL CALL: Commissioners: Costea, Duarte, Escalon, Flores, Young

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

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Development Services Director Di Mario.

ANNUAL SELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON:

Administrative Secretary Ramirez opened the nominations for Chairperson.

Commissioner Costea and Commissioner Young nominated Commissioner Duarte for Chairman.

Administrative Secretary Ramirez asked for any other nominations. There being none, Commissioner Duarte was named as Chairman of the Planning Commission and Development Review Board. Congratulations were given and the gavel was turned over to Chairman Duarte.

Chairman Duarte opened the nominations for Vice Chairperson.

Chairman Duarte nominated Commissioner Costea as Vice Chairman.

Chairman Duarte asked for any other nominations for Chairperson.

Commissioner Young nominated Commissioner Costea as Vice Chairman.

Chairman Duarte asked for any other nominations, there being none, he congratulated Commissioner Costea as Vice Chairman.

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

Mayor Pro Tem Klinakis stated that he had sat on the Planning Commission for the past eight years and proclaimed that it was a great position and that the decisions made by the Commission were important to the community. He congratulated the Commissioners, advised them to base their decisions on their heart and minds, and wished them well.

Mayor Holloway welcomed and congratulated the new Planning Commissioners and the newly elected Chairman Duarte. Mayor Holloway stated he was also a Planning Commissioner for six years before being elected to City Council. It was an important job and to take it seriously, he would like to give a word of advice; that was given to him by then Mayor Lou Perez was that "I won't tell you what to do, if you don't tell me what to do" and that interaction between Council and the Planning Commission should be limited due to potential conflicts of interest. Lastly, he wished the Commission the best and thanked them for their service.

Council Member Lewis welcomed, thanked, and congratulated the Commissioners on their appointment to this public service position. She advised the Commissioners to do their best, trust their instincts, and wished them well.

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 3, 2012.**

Chairman Duarte moved and Vice Chairman Costea seconded to approve as presented.

The motion carried with the following roll call vote:

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

RECESS THE DEVELOPMENT REVIEW BOARD:

PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION:

2. **UNCLASSIFIED USE PERMIT NO. 216A - Consideration of a resolution approving the modification of an existing Unclassified Use Permit allowing the expansion of an existing freestanding wireless telecommunications monopole in the parking lot of the Sunkist Shopping Center located at 13921 Amar Road.**

Assistant Planner Chow presented the report, and recommended two additional conditions of approval that were not included in the agenda packet.

Assistant Attorney Sparks further stated that the proposed conditions would reflect recent changes in federal law concerning telecommunications facilities requiring approval from cities for substantial modifications to existing facilities. Should substantial modifications be proposed in the future, they would need approval from the Planning Commission.

Chairman Duarte opened the public hearing at 7:21 p.m.

Adrian Culici, 1909 Del Paso Avenue, Los Angeles, the Representative from Wireless Development Resources, representing AT&T Wireless introduced himself and volunteered to answer questions from the Commission.

Vice Chairman Costea asked the applicant if the antenna was larger in size was it increasing the power output and was it staying within the FCC regulations to exposure.

Mr. Culici responded that it was standard to FCC regulations the antennas are pre-approved when the LCE technology that AT&T was proposing was initially licensed as part of the approval process. Mr. Culici stated that there are a total of four antennas and there was a slight increase and it was within regulations.

Commissioner Young asked what were the dangers of EMS that the public might have to deal with.

Mr. Culici responded that with research submitted to the Federal Regulation Boards, there was no public concern on a nationwide basis.

Commissioner Young asked if there was anything to make the monopole more presentable.

Mr. Culici responded that this was handled in the proposal to staff. The project was upgrading LTE standards with four antennas instead of two, the arm brackets are being upgraded to hold the antennas better and withstand up to stronger wind factors.

Commissioner Young stated that he was unhappy with a larger antenna and that the market was doing a great job at keeping the area nice looking. He was hoping there was a better solution.

Mr. Culici responded in short of replacing the whole facility maybe a mono-pine or palm or some type of other possibility. We would need to send it back to AT&T. This was the proposal we are coming with to the Planning Commission.

Commissioner Escalon stated that she would like to make a suggestion, like painting the structure a different color. Perhaps the same color scheme as the structures.

Mr. Culici responded that it could definitely be painted to be like the improvements on site. However, wireless facilities are usually painted a light gray to match the sky.

Commissioner Flores asked what would be some of the benefits on having this upgrade.

Mr. Culici responded it would be upgrading to the 4G network, LCE standard which was a much faster Internet.

Commissioner Young asked staff when the application was submitted, why a scenic design was not chosen for this pole.

Assistant Planner Chow responded that it was an existing pole, and that it was only being updated and not being replaced.

Commissioner Young asked in regards to having two poles within 2,000 feet of each other.

Assistant Planner Chow responded that the La Puente Municipal Code states you may not have two monopoles within 2,000 feet of each other. However, if one was disguised inside of a free standing sign structure and the other was a monopole this would be allowed.

Chairman Duarte stated that since the monopole was pre-existing he agreed that we needed to upgrade the technology.

Chairman Duarte closed the public hearing at 7:30 p.m.

Vice Chairman Costea moved and Commissioner Young seconded to approve Unclassified Use Permit No. 216A approving the modification of an existing Unclassified Use Permit allowing the expansion of an existing freestanding wireless telecommunications monopole in the parking lot of the Sunkist Shopping Center located at 13921 Amar Road. The motion carried with the following roll call vote:

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

RECESS THE PLANNING COMMISSION AND RECONVENE THE DEVELOPMENT REVIEW BOARD:

4. **DEVELOPMENT PLAN APPLICATION NO. 1102 - Consideration of a resolution approving a Development Plan Application for the expansion of an existing freestanding wireless telecommunications monopole in the parking lot of the Sunkist Shopping Center located at 13921 Amar Road.**

Assistant Planner Chow explained that this item was in conjunction with item No. 2 on the agenda.

Chairman Duarte asked staff when the pole was first erected.

Assistant Planner Chow responded in 2002.

Commissioner Flores asked for clarification on what color the monopole would be painted.

Assistant Planner Chow responded that the Code states specifically light gray.

Commissioner Escalon moved and Commissioner Flores seconded to adopt a Resolution approving Development Plan Application No. 1102 and direct Staff to file a Notice of Exemption. The motion carried with the following roll call vote:

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

5. **DEVELOPMENT PLAN APPLICATION NO. 1106 - Consideration of a resolution approving a Development Plan Application for the expansion of an existing tenant space and façade remodel for an existing commercial development known as the La Puente Village located at 1409 - 1443 N. Hacienda Boulevard.**

Development Services Director Di Mario gave a brief background on the application.

Assistant Planner Chow presented the report for Development Plan Application No. 1106.

Vice Chairman Costea asked who the applicant was.

Assistant Planner Chow responded the owner was Reliable Properties.

Mr. Rob Nourafshan with Reliable Properties stated that this property was previously leased by Northgate Market. Reliable Properties has been working with a real estate agent to bring in a new tenant.

Chairman Duarte asked if the improvements were to attract a new tenant.

Mr. Nourafshan responded in the affirmative.

Discussion ensued on phase I and II and how long it would take to complete.

Vice Chairman Costea, thanked Mr. Nourafshan for wanting to better the City, and had some suggestions to improve his property.

Mr. Nourafshan responded that he was in agreement.

Commissioner Young expressed his excitement on what was being done to the shopping center and asked in regards to fencing on the northern corner of the center.

Mr. Nourafshan responded that the fence was to deter illegal dumping.

Commissioner Young asked if any security or if additional lighting would be installed.

Mr. Nourafshan responded that most supermarkets provide their own security guards. However, he would do whatever was necessary to keep the center safe.

Vice Chairman Costea asked if a condition of approval for the roof could be added to the resolution.

Assistant City Attorney Sparks responded that options available include moving staff's recommendation with the addition of conditions or if another Commissioner moves a recommendation, additional conditions can be added.

Mr. Nourafshan asked about the problems with the roof.

Vice Chairman Costea responded that the roof was looking old and tiles were missing and cracked, the surface was chaffing, and that the existing condition would not match the remodel when completed.

Mr. Nourafshan responded that he would do whatever was needed to make it match.

Discussion ensued on the look of Spanish tile roof.

Commissioner Flores asked the property owner if he had considered the installation of video surveillance in the parking lot.

Mr. Nourafshan responded one of the conditions for the sale of alcohol was to have video surveillance.

Assistant City Attorney Sparks stated that was a condition of approval for the UUP, further conditions could also impose on the development permit should the commission choose not to approve the UUP.

Chairman Duarte asked the applicant if the parking lot and planters would be updated.

Mr. Nourafshan responded that the site would be brought up to ADA standards, the parking lot slurry sealed and stripped, missing plants would be replaced, and that he was in agreement with each of the added conditions.

Commissioner Young moved and Vice Chairman Costea seconded to approve Development Plan Application No. 1106 and direct Staff to file a Notice of Exemption and to include additional conditions of approval such as. Veneers on the columns, power washing the roof, replacing cracked tiles, surveillance in the parking lot, slurry and painting the parking lot, and paint the wrought iron fence to match the color scheme. The motion carried with the following roll call vote:

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

6. SIGN PLAN APPLICATION NO. 1107 - Consideration of a Resolution approving a Sign Plan Application for the update of a Master Sign Program at an existing commercial development known as the La Puente Village located at 1409 - 1443 N. Hacienda Boulevard.

Assistant Planner Chow presented the report for Sign Plan Application No. 1107

Vice Chairman Costea clarified for Mr. Nourafshan the veneers on the columns of the freestanding sign should be uniform.

Vice Chairman Costea moved and Commissioner Flores seconded to adopt a Resolution approving Sign Plan Application No. 1107 and direct Staff to file a Notice of Exemption and to include the added conditions of approval from staff and veneers on all four sides of the lower portion of the monument sign. The motion carried with the following roll call vote:

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

RECESS THE DEVELOPMENT REVIEW BOARD AND RECONVENE THE PLANNING COMMISSION.

3. UNCLASSIFIED USE PERMIT NO. 255 - 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 located at 1425 N. Hacienda Boulevard.

Assistant Planner Chow presented the report for Unclassified Use Permit No. 255.

Chairman Duarte opened the public hearing at 8:19 p.m.

Assistant Planner Chow clarified for the Commission that all Use Permits run with the land and not a specific person.

Chairman Duarte expressed his concerns of alcohol outlets in the census tract.

Assistant Planner Chow explained that the crime reporting district was not the same as the census track.

Chairman Duarte asked if this UUP would be restricted from selling single servings of beer and wine.

Assistant Planner Chow responded in the affirmative.

Mr. Nourafshan responded that this was included in the conditions of approval.

Development Services Director Di Mario stated for clarification this was condition No. 10 on the Resolution.

Assistant Planner Chow clarified for the Commission that alcohol would not be allowed to be sold between 2:00 am and 6:00 a.m.

Commissioner Flores asked for the crime statics for that district.

Assistant Planner Chow responded that this area was high in robbery and other theft.

Vice Chairman Costea asked if there would be security to prevent robberies such as beer runs.

Assistant Planner Chow responded that a security plan was included as No. 17 on the conditions of approval.

Discussion ensued on Condition of approval No. 10, allowing the sales multi pack servings of beer and wine.

Chairman Duarte moved and Commissioner Escalon seconded to adopt a Resolution approving UUP No. 255, and including the modification to Condition No. 10, and subject to the conditions set forth in the Resolution. The motion carried with the following roll call vote:

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

Assistant City Attorney Sparks requested clarification on the selection of Chair and Vice Chair. She stated that a formal verbal vote would be sufficient.

Commissioner Costea and Young nominated Commissioner Duarte as Chairman. A verbal vote was conducted. Commissioner Costea- Yes, Commissioner Escalon -Yes, Chairman Duarte -Yes, Commissioner Young- Yes, Commissioner Flores-Yes.

Chairman Duarte nominated Commissioner Costea as Vice Chair. With no other nominations, the following verbal vote was conducted for nomination of Commissioner Costea as Vice Chair. Commissioner Costea – Yes, Commissioner Escalon – Yes, Chairman Duarte – Yes, Commissioner – Young – Yes, and Commissioner Flores – Yes.

UNFINISHED BUSINESS BEFORE THE DEVELOPMENT REVIEW BOARD: None

NEW BUSINESS BEFORE THE PLANNING COMMISSION: None

RECONVENE THE DEVELOPMENT REVIEW BOARD:

NEW BUSINESS BEFORE THE DEVELOPMENT REVIEW BOARD: None

ORAL COMMENTS FROM STAFF:

Assistant Planner Chow welcomed the new Commissioners and to invited them to the City Council meeting on Tuesday, June 12, to acknowledge our past Planning Commissioners,

ORAL COMMENTS FROM THE COMMISSION/BOARD:

Vice Chairman Costea thanked staff for all their hard work.

Commissioner Young agreed it was a nice job done.

Commissioner Flores thanked staff for a job well done and for making the transition onto the Commission and to the public for being patient while conducting their first meeting.

Chairman Duarte thanked Mayor Pro Tem Klinakis for staying through the meeting and showing moral support. He also thanked staff for preparing ahead of time the issue the commission is most concerned with and for being pro-active and welcomed Commissioner Flores and Commissioner Escalon aboard.

Commissioner Escalon thanked staff for taking the time to train the new commissioners and the warm welcome the new Commissioners had received.

Vice Chairman Costea moved and Chairman Duarte seconded to adjourn: The motion carried with the following roll call vote:

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

ADJOURNMENT:

Secretary, Planning Commission

Chairman