CITY OF LA PUENTE

PLANNING COMMISSION AND DEVELOPMENT REVIEW BOARD

MINUTES

February 05, 2013

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 02/05/2013, at 7:00 p.m.

CALL TO ORDER:

Chairman Costea called the meeting to order at 7:07 p.m.

ROLL CALL: Commissioners/Board Members: Costea, Escalon, Flores, Perez, Young

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

PLEDGE OF ALLEGIANCE: Commissioner/Board Member Young

Vice Chairman Young led the Pledge of Allegiance.

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 December 4, 2012.**

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

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

RECESS THE DEVELOPMENT REVIEW BOARD

PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION:

2. UNCLASSIFIED USE PERMIT NO. 157A - Consideration of a Resolution amending Unclassified Use Permit No. 157 to allow for the operation of a banquet facility at the property located at 136 South First Street.

Chairman Costea announced that Unclassified Use Permit No. 157A would not be heard due to the fact that legal Council had obtained additional information that would be added and the matter would be heard at the next Planning Commission meeting scheduled for Tuesday, March 5, 2013 at 7:00 p.m.

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:

3. DEVELOPMENT PLAN APPLICATION NO. 1118 Consideration of a Resolution approving a Development Plan Application to allow for the construction of a six-unit apartment building located at 14416 Beckner Street.

Development Services Director Di Mario presented the report.

Chairman Costea stated that he had concerns regarding the parcel address.

Assistant City Attorney Sparks responded that the 500 feet distance noticing was done for the address on the application and that would make the City in compliance with the city's Municipal Code and with state law.

Chairman Costea expressed concerns regarding the 2nd story windows and the setbacks.

Assistant City Attorney Sparks responded that there were some inconsistencies with the City's Municipal Code and that this would be addressed during the Zoning Code update. The 15 ft. setback was for 2nd story privacy concerns. Staff has determined that as long as the windows have a non-translucent material on them, they would meet the Code requirements. There was a revised condition to reflect this.

Chairman Costea asked if there were crime statistics available.

Development Services Director Di Mario responded in the negative.

Board Member Perez asked if the units would be for rent.

Development Services Director Di Mario responded that they would be for rent.

The Applicant's Representative, Mr. Corky Nicholson, stated he was present along with the applicant and the neighbor to the east side of the proposed site. Mr. Nicholson assured the Commission that he had a survey which showed the site was only one parcel.

Chairman Costea questioned the applicant if a gate would be installed to the east side of the property.

Mr. Nicholson checked the site plan and responded in the affirmative.

Chairman Costea stated that he would like to thank the applicant and Mr. Nicholson for bringing such a nice architectural building that looks esthetically pleasing to the area.

Vice Chairman Young stated that he would like to discuss the conditions of approval for No. "7-a". Vice Chair Young would like to add that a schedule be submitted for dust control and watering of the construction site.

Mr. Nicholson responded that would not be a problem. This was also a requirement with Air Quality Management District (AQMD).

Vice Chair Young would also like to add another condition of approval No. "7-b" with regards to times of operation, He would like construction to be between the hours of 8:00 a.m. and 5:00 p.m.

Mr. Nicholson responded he did not think that would be a problem.

Vice Chair Young asked would there be security on site, and what measures would be taken to keep the public out of the construction zone.

Mr. Nicholson responded that there would not be a security guard on this job site and that temporary fencing with screening would be installed. Mr. Nicholson added that staff had done a great job and this project would be high quality rental units.

Chairman Costea stated that he would like to add a condition of approval for a Landscaping Maintenance schedule.

Board Member Perez added that if you are a property owner you seem to take better care of the appearance than if you are a renter.

Mr. Nicholson responded that a landscaping maintenance schedule would not be a problem.

Assistant City Attorney Sparks stated that she recommended that the conditions of approval that have been modified be clarified for the Commission. Condition No. "4" was for the privacy on the windows. No. "7-b" was for construction hours. And No." 8-a" was to submit a landscaping maintenance schedule.

Development Services Director Di Mario announced that typing errors on the conditions of approval would be modified and re-numbered for the final conditions of approval.

Chairman Costea asked the applicant if he agreed to the modified conditions of approval.

Mr. Nicholson agreed to the added conditions of approval.

Board Member Perez moved and Board Member Escalon seconded to adopt the Resolution approving Development Plan Application No. 1118, and direct Staff to file the Notice of Exemption. The motion carried with the following roll call vote:

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

RECONVENE THE PLANNING COMMISSION:

ORAL COMMENTS FROM THE COMMISSION/BOARD:

Vice Chairman Young thanked Administrative Secretary Ramirez for her assistance with the Agenda packet.

Chairman Costea stated that he also would like to thank staff; he knows that the City was shorthanded being in the middle of the Assistant Planner recruitment.

ORAL COMMENTS FROM STAFF:

None.

ADJOURNMENT:

Commissioner Escalon moved and Commissioner Perez seconded to Adjourn. The motion carried with the following roll call vote:

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

Chairman Costea adjourned the meeting at 7:35 p.m.

Secretary, Planning Commission

Chairman Costea