CITY OF LA PUENTE

REGULAR PLANNING COMMISSION

AND DEVELOPMENT REVIEW BOARD

MINUTES

SEPTEMBER 2, 2014

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 of the City of La Puente was held in the Council Chambers of City Hall, 15900 East Main Street, La Puente, California, on September 2, 2014, at 7:00 p.m.

CALL TO ORDER:

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

ROLL CALL: Commissioner/Board Members: Costea, Young, Dudley, Escalon and Perez

Commissioners present: Costea, Young, Dudley, Escalon and Perez.

Commissioners absent: None.

Staff present: City Manager Carmany, Development Services Director Di Mario, Administrative Secretary Ramirez, Assistant Planner Schaetzl and Assistant City Attorney Sparks.

PLEDGE OF ALLEGIANCE: Commissioner/Board Member Perez.

The Pledge of Allegiance was led by Commissioner Perez.

ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSION: None

MINUTES OF PREVIOUS PLANNING COMMISSION AND DEVELOPMENT REVIEW BOARD MEETING:

1. **Reading of the Minutes of the Planning Commission and Development Review Board**

meetings of August 5, 2014.

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

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

Chairman Costea announced that Agenda items No. 4 and 5 would be taken out of order and would be heard first.

Recess the Planning Commission

UNFINISHED BUSINESS BEFORE THE DEVELOPMENT REVIEW BOARD – NONE

NEW BUSINESS BEFORE THE DEVELOPMENT REVIEW BOARD:

4. DEVELOPMENT PLAN APPLICATION NO. 1123 Consideration of a Resolution approving Development Plan Application No. 1123, to construct 2,880 additional square feet of classroom floor area within an existing 2.06 acre lot, located at an existing school site at 846 N. Orange Avenue, and Notice of Exemption regarding same.

Development Services Director Di Mario introduced Development Plan Application No. 1123.

Assistant Planner Schaetzl presented a PowerPoint presentation.

The Board Members expressed concerns regarding; a shed that could possibility block the view of a driver; no crosswalk leading from the parking lot to the class rooms; and speed limits on school property.

The Applicant's Architect, Ali Jeevanjee stated that he would add a zebra crosswalk to the plan and could re-locate the shed.

City Manager Carmany explained that there was a provision in the California Vehicle Code which states that if the property has a sign posted at the entrance it was not subject to public regulations and control. The Sherriff's Department could respond and would do so only on a complaint basis.

Chairman Costea responded that perhaps just a "slow" sign posted would be sufficient. He also suggested that the wrought iron fence be fixed up and the banners hanging from the fence be straight and not to be dangling down.

Board Member Perez moved and Vice Chairman Young seconded to approve with the additional conditions of approval. The motion carried with the following roll call vote:

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

5. **DEVELOPMENT PLAN APPLICATION No. 1124** - Consideration of a Resolution approving Development Plan Application No. 1124, to demolish an existing 3,500 square foot vacant restaurant and construct a new 4,404 square foot restaurant with a drive-thru located at 13847 Amar Road, and Notice of Exemption regarding same.

City Manager Carmany presented a PowerPoint presentation.

Board Member Perez stated that he did not see any problems, McDonalds opens numerous restaurants and knows how to follow procedure.

Chairman Costea thanked the Applicant for choosing our City; their restaurant would help the surrounding businesses.

Board Member Escalon also expressed that the location would benefit that area of the City.

Chairman Costea moved and Board Member Perez seconded to approve Development Plan Application No. 1124, to demolish an existing 3,500 square foot vacant restaurant and construct a new 4,404 square foot restaurant with a drive thru located at 13847 Amar Road, and Notice of Exemption regarding same. The motion carried with the following roll call vote:

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

Recess the Development Review Board

Reconvene the Planning Commission

UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None

NEW BUSINESS BEFORE THE PLANNING COMMISSION:

2. **PRESENTATION AND DISCUSSION REGARDING THE COMPREHENSIVE ZONING CODE UPDATE AND ZONING MAP**

Development Services Director Di Mario presented a PowerPoint presentation.

Ms. Ester Quinonz stated that there was no yard on the proposed R-2 Zone it was mostly concrete; are we not supposed to be environmental friendly with tree's. The homes are too close together, she would like to make a request to keep her property Zoned R-1.

Development Services Director responded that the chart shows only a 5% difference; you would still have more than half of the lot that cannot be built upon.

Chairman Costea asked for clarification on square footage on R- 2.

Development Services Director responded that the footage was being discussed with MIG Consultants and we should have clarification soon.

Mr. John Loder asked for clarification on rentals in section 10.10.010 e, table 2-1. Also, he understands that the City was holding these workshops to help the residents understand the zoning code update. However, he stated does that mean that it has already been decided.

Vice Chairman Young asked for clarification on the procedure for moving forward.

Development Services Director Di Mario responded that all questions and comments would be taken into consideration at the end of the workshops. Staff would summarize all input and bring it before the Planning Commission.

Vice Chairman Young expressed that he felt that the General Plan needed to be changed or revised. He has heard from some residents that they do not want their zones changed they want to keep their homes zoned R-1 to keep the developers from coming into their neighborhood and build everything out.

Chairman Costea responded that we are not here to change the General Plan. The General Plan already has its designations.

Assistant City Attorney Sparks gave a brief description of how a parcel owner changes their zone and how the City was complying with the General Plan and that the Zoning Map need to match the General Plan and to make sure the City was complying with state law.

Discussion ensued between the Planning Commissioners and staff regarding how the General Plan sets the policy which has been in place since 2004.

Vice Chairman Young expressed that if we cannot change the General Plan and we cannot change the Zoning Code, then why are we wasting time discussing it.

Assistant City Attorney Sparks clarified for the Commission that the General Plan was the City's land use constitution; everything that was done zoning wise must comply with the General Plan so that that City was in compliance with state law. In 2004 we went through the General Plan amendment process. General Plans usually have a life span of twenty years. We are now in the year 2014. In 2004 the Council decided to make all those zones from R-1 to R-2, because of budget issues the Zoning Map was never adopted to comply with the General Plan. Over the years we have had piece amendments to the Zoning Code. She also clarified that the Zoning Map to be adopted must comply with the General Plan. To be in compliance with state law the R-1 parcels must become R-2.

Development Services Director Di Mario responded that the General Plan sets the policy and goals for developing the text of the Zoning Code. There is opportunity to revise sections of the Zoning Code text.

Discussion ensued with the Commissioners and staff regarding the approval of the General Plan back in 2004.

Mr. Loder expressed his concerns with the votes made by the former Planning Commissioners and recommend that it be brought back before the people of La Puente.

Commissioner Perez stated that all this would become clear and a recommendation would be given to the City Council on which direction to follow.

Mr. Loder stated that he agreed with Commissioner Perez and that the General Plan and Zoning Code Update must comply with each other. He also expressed concern for destroying the past. He stated what would our children have if everything changes to high density. Also, he would like to address the set-backs located on table 6.1. The table was not clear on the type of lot.

Margarita Ortiz De Colunga expressed her concerns regarding the changes that were coming before her. She had lived in this city for over thirty years and was very concerned about having green space. She also has notified all her neighbors to get involved.

Discussion ensued with the Commissioners and staff regarding density, lot size, R-1, and R-2 square footage.

Mr. John Lacey, a resident from Second Street expressed concern regarding the historical value of old homes and how developers would come in and tear down the older homes to build condos.

Development Services Di Mario clarified for the Commission that none of the older homes are registered as historic.

Chairman Costea responded that there was certain criteria to register a home as historic.

Commissioner Escalon stated for the home owners to be careful that once a home was registered as historic there are certain fees that must be paid.

Mr. Loder responded that his home was built in 1916 and would soon be 100 years old and that he would file any paper work needed to register his home as historic.

Ms. Quinonz stated that there are five homes on Second Street were built in the 1800's and one built of redwood in 1911. She suggested that perhaps a zoning map could be placed on the back page of the Spotlight newspaper like the map for the 3rd of July event, then a large article on the front page informing residents of the Zone change. Another benefit was that the Spotlight was provided in Spanish translation.

Development Services Director Di Mario stated that if there were no further comments he would recommend the Commission to receive and file the presentation.

PUBLIC HEARING BEFORE THE PLANNING COMMISSION:

3. COMPREHENSIVE ZONING CODE UPDATE – CONSIDERATION OF A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL REPEAL TITLE 10 (ZONING) OF THE LA PUENTE MUNICIPAL CODE IN ITS ENTIRETY (INCLUDING THE ZONING MAP), WITH THE EXCEPTION OF CHAPTER 10.62 (ADULT BUSINESSES), ADOPT A REVISED TITLE 10 (ZONING) AND ZONING MAP, AND AN ADDENDUM REGARDING SAME

Chairman Costa stated that the public hearing would be continued to October 7, 2014 at 7:00 p.m. at City Hall.

Chairman Costea moved; seconded by Commissioner Perez to continue the public hearing regarding the Zoning Code Update to October 7, 2014. The motion carried with the following roll call vote:

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

Reconvene the Development Review Board

UNFINISHED BUSINESS BEFORE THE DEVELOPMENT REVIEW BOARD: None

ORAL COMMENTS FROM COMMISSION/BOARD:

Chairman Costea and Vice Chair Young thanked staff for their hard work. They also recognized the residents for their involvement.

ORAL COMMENTS FROM STAFF: None

ADJOURNMENT:

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

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

Chairman Costea adjourned the meeting at 7:55 p.m.

Secretary, Planning Commission

Chairman Costea