CITY OF LA PUENTE

REGULAR PLANNING COMMISSION

AND DEVELOPMENT REVIEW BOARD

MINUTES

AUGUST 5, 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 08/05/2014, 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 Di Mario, Assistant Planner Schaetzl, Assistant City Attorney Sparks and Administrative Secretary Ramirez.

PLEDGE OF ALLEGIANCE: Commissioner/Board Member Escalon.

The Pledge of Allegiance was led by Commissioner Escalon.

ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSION:

Marty Paz questioned how often the Planning Commissioners reorganized in order for all the current Commissioners to be Chair and Vice Chairperson.

Assistant City Attorney Sparks responded that the Planning Commissioners usually reorganize once per year. However, this year there were no new appointments to the Commission and the current member's terms were extended.

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 June 23, and July 21, 2014.**

Commissioner Perez moved and Vice Chairman Young 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

Recess the Development Review Board

UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None

NEW BUSINESS BEFORE THE PLANNING COMMISSION:

PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION:

2. **TENTATIVE TRACT MAP NO. 72941**, Consideration of a Resolution to approve an application to subdivide a property for the purposes of creating five (5) detached dwelling units and a common driveway at 527 League Avenue ("Property") in the R-3 Zone and Notice of Exemption regarding same.

Development Services Director introduced the item and that Assistant Planner Schaetzl would make the presentation.

Assistant Planner Schaetzl presented a PowerPoint presentation along with the staff report.

Chairman Costea opened the public hearing at 7:09 p.m.

Chairman Costea commended the Applicant for doing a fantastic job on this site and would like to use this project as an example for future builders.

The Applicant, Luis Bobadilla thanked the Commission for their compliments on his property. Mr. Bobadilla described how the surrounding neighborhood had become neglected and pride of ownership had gone down. He then described how residents cannot afford to pay for permits and then pay higher taxes on their property for making improvements to their home. Taxes should be paid for adding square footage only and not making your home more energy efficient.

With no other speakers, Chairman Costea closed the public hearing at 7:15 p.m.

Commissioner Perez moved and Commissioner Dudley seconded to approve a Resolution adopting Tentative Tract Map No. 72941; to subdivide a property for the purposes of creating five (5) detached dwelling units and a common driveway at 527 League Avenue ("Property") in the R-3 Zone 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

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 Costea announced that the public hearing was continued from the July 21, 2014 meeting; if anyone wished to speak on this matter to please step forward.

John Loder stated that he was present and represented most of the residents of La Puente. Mr. Loder explained that he had reviewed the General Plan that was adopted in 2004; he expressed some concern regarding additions that were made to the General Plan in 2009.

Development Services Director Di Mario gave an explanation of the General Plan that was adopted in 2004.

Discussion ensued with the Commission and Mr. Loder on R-1, R-2 and R-3 Zones.

Development Services Director Di Mario invited Mr. Loder and the public to the Zoning Code Update Workshop being held on Tuesday, August 19, 2014 at the Los Angeles County Library in La Puente from 3:00- to 5:00 p.m. Letters were mailed to everyone who signed the petition and the attendance sheet from the July 21st meeting. Also, the City has was placed a notice of the workshop on the City's website; Face book, and a press release to the Tribune newspaper will be done.

Marty Paz stated that he would like to apologize to the Commission for comments he had made in the past. He then questioned if the R-2 Zone would affect San Jose Avenue which is currently an R-1 Zone.

Development Services Director Di Mario responded that he would like to confirm on the map and indicated he would respond to Mr. Paz by tomorrow.

Discussion ensued with the Commission and staff regarding tracking the changes on the Zoning Code with a red-line version and making it available on-line.

Chairman Costea stated that he would not be available to attend the workshop on August 19, 2014, and encouraged the other Commissioners who may have questions to attend. He also made a request to have a voice recording of the meeting to hear the questions of the residents and answers from staff and the possibility of having it uploaded onto the City's webpage.

Development Services Director Di Mario responded that it was staff's intent to brief the Commission at the Planning Commission meeting scheduled for September 2nd.

Assistant City Attorney Sparks clarified that no more than two Commissioners can attend the Workshop in order to not to violate the Brown Act.

The Commission would decide among themselves who would be attending the Workshop following tonight's meeting.

Chairman Costea moved and Commissioner Escalon seconded to continue the public hearing to September 2, 2014. The motion carried with the following roll call vote:

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

Recess the Planning Commission

Reconvene the Development Review Board

UNFINISHED BUSINESS BEFORE THE DEVELOPMENT REVIEW BOARD: None

NEW BUSINESS BEFORE THE DEVELOPMENT REVIEW BOARD: None

Reconvene the Planning Commission

ORAL COMMENTS FROM COMMISSION/BOARD:

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

Commissioner Escalon also thanked staff, her fellow Board Members and the residents of La Puente for having a strong sense of community. It gives her hope that the people of La Puente will feel they are being well served.

ORAL COMMENTS FROM STAFF:

Development Services Director Di Mario stated that the Zoning Code Update public hearing would be continued to Tuesday, September 2nd. Also, the City's first McDonalds was coming to town; they have submitted an application to locate in the Sunkist Shopping Center on Amar Road and that the item would be on the September Agenda for consideration.

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.

John DiMario
Secretary, Planning Commission

Chairman Costea