CITY OF LA PUENTE

SPECIAL PLANNING COMMISSION

MINUTES

July 21, 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 Special 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 07/21/2014, 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.

Commissioner absent: None.

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

PLEDGE OF ALLEGIANCE: Commissioner/Board Member Dudley.

The Pledge of Allegiance was led by Commissioner Dudley.

ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSION: None

Chairman Costea announced that Agenda Item No. 4 would be moved up and be heard as Agenda Item No. 2 after the Minutes were presented. Also, if anyone in the audience would like to speak on a public hearing item; to please speak when the public hearing item opened.

Administrative Secretary Ramirez responded that there were no speaker slips.

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 June 4, 2014.**

Chairman Costea 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

UNFINISHED BUSINESS BEFORE THE DEVELOPMENT REVIEW BOARD: None

NEW BUSINESS BEFORE THE DEVELOPMENT REVIEW BOARD:

4. **DEVELOPMENT PLAN APPLICATION NO. 1121 - CONSIDERATION OF A RESOLUTION APPROVING DEVELOPMENT PLAN APPLICATION NO. 1121, A REQUEST TO CONSTRUCT AND OPERATE A SMALL RECYCLING COLLECTION FACILITY WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED AT 13825 AMAR ROAD, LA PUENTE, CALIFORNIA AND NOTICE OF EXEMPTION REGARDING SAME**

Assistant Planner Schaetzl presented the staff report.

Vice Young asked how the recyclables would be transported and how much do you expect to have per week.

The PRC Collection, Inc. Representative Mr. Velazquez explained that the waste was collected daily and then picked up by Athens Waste Company and taken to one specific site in the City of West Covina. He then gave a description of the type of bags and containers used for transportation.

Board Member Perez asked Mr. Velasquez how many recycling centers he had.

Mr. Velasquez responded a total of four.

Vice Chairman Young questioned if rodent or pest control was an issue.

Mr. Velasquez responded the only issue at his other locations was bees.

Discussion ensued with the Board Members and the Applicant on the procedures for washing down the area and keeping it clean and clear.

Assistant Planner Schaetzl informed the Board Members that the Applicant must comply with all state Cal-Recycle Laws.

Assistant City Attorney Sparks stated that the Applicant must comply with the included conditions of approval which states in 5-d; the Project shall comply with the Nation Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) to prevent any pollutants from entering the storm drain system; and 7-h; The facility shall be maintained free of litter and any other undesirable materials. Facility and surrounding area shall be cleaned at the end of each collection day.

Mr. Velazquez stated that he would like to thank staff for all their work and would also like to thank the City of La Puente for letting him expand his business and serve the community.

Development Services Director Di Mario read the new added condition into record; the Applicant shall prepare and submit a plan for the daily cleaning and wash-down of the interior and exterior of the facility to the satisfaction of the Development Services Director.

Board Member Escalon moved and Board Member Dudley seconded to approve a Resolution adopting Development Plan Application No. 1121; a request to install and operate a small recycling collection facility within an existing commercial building located at 13825 Amar Road, La Puente, California, and notice of exemption regarding same and adding a condition to submit a plan for daily cleaning. 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: None

PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION:

2. PROPOSED GENERAL PLAN AMENDMENT - CONSIDERATION OF A RESOLUTION SETTING FORTH FINDINGS AND RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT NO. 14-01, TO CHANGE THE LAND USE DESIGNATION FOR TWO PARCELS ON MAIN STREET (ASSESSOR PARCEL NUMBERS 8247-017-902 AND 8247-017-903) FROM LOW DENSITY RESIDENTIAL TO PUBLIC INSTITUTIONAL AND APPROVING AN ADDENDUM TO THE PREVIOUSLY ADOPTED ENVIRONMENTAL IMPACT REPORT FOR THE 2004 GENERAL PLAN UPDATE

Development Services Director Di Mario introduced MIG Consultants, Laura Stetson and Bruce Jacobson.

Ms. Stetson presented the report and gave an explanation of a technical correction to the general plan of properties owned by La Puente Valley County Water District.

Chairman Costea opened the public hearing at 7:27 p.m.

John Loder expressed his concerns that the area in question would be changed to public use and then would be converted to an R-2 Zone.

Vice Chairman Young responded that was incorrect; the area would remain as is unless the City found another use for it.

Development Services Di Mario responded that this parcel currently has a water tank on it. The parcel next to this is where the City was looking at for a park.

Chairman Costea stated that this was the right thing to do. This was going from R-1 to Public Institutional.

Chairman Costea closed the public hearing at 7:29 p.m.

Vice Chairman Young moved and Commissioner Perez seconded to a Resolution recommending that the City Council approve General Plan Amendment 14-01 and correct the designations and reclassify the properties from low density residential to public/institutional, and the Addendum to the previously certified EIR for the 2004 General Plan update. The motion carried with the following roll call vote:

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

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 Staff Recommendations: The Planning Commission adopt the attached 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.

Development Services Director Di Mario gave a brief presentation for this item.

Laura Stetson, representative from MIG, presented the PowerPoint Presentation.

Bruce Jacobson explained what the Zoning Code was.

Ms. Stetson reviewed the current zoning map and zoning map changes.

Mr. Jacobson reviewed the New Structure which explained Articles 1 thru Article 9 and the Disposition Matrix.

Ms. Stetson reviewed the old and new look of Permitted and Residential Uses.

Mr. Jacobson reviewed the Integrated Design Standards.

Ms. Stetson presented the Residential Zones - key changes followed by the Commercial and Industrial Zones - Key Changes.

Mr. Jacobson gave an overview of Standard Conditions for Special Uses and Well-defined Permit Processes table 6-1 and Administering the Code.

Ms. Stetson explained that the Development Review Board items would be reviewed at the director level.

Chairman Costea opened the public hearing at 8:04 p.m.

Mr. John Loder and Ester Quinonz submitted a signed petition that included one hundred signatures and provided a copy for each Commissioner. She then read the Petition for "Proposed Zoning Code Update Workshops". Mr. Loder stated that he would like the Commission to go slow and expressed his concerns with the proposed changes.

Chairman Costea responded that the last workshops were held in 2009; adding that he was not familiar with the previous workshop process.

Ms. Stetson responded that there were two or three public workshops to discuss these issues. The public was notified; people were invited. The City Council and Planning Commission participated.

Assistant City Attorney Sparks stated that no additional workshops were held, that action has taken place and not a whole lot that was added since 2009; the zoning maps have not changed.

Mr. Loder stated that there are many senior citizens who are handicapped who cannot attend this meeting and have stated they have not received any correspondences from the City.

Chairman Costea explained to Mr. Loder you were only mailed a letter if you were affected by the zoning change. This was published in the Highlander Newspaper and the City web-site.

Development Services Director Di Mario explained that although not required by statute, public hearing notices were mailed to the owners of property who would be subject to zoning changes as a result of the new Zoning Map.

Discussion ensued with the Assistant City Attorney, Commission and staff and regarding state law and noticing requirements.

Mr. Loder thanked the Commission for hearing their concerns; adding that the draft Zoning code Update was very complex.

Former Council Member House stated that only a twenty-four hour notice was provided when the City tried to cram something through. He felt that was not enough time to study anything. This was based on the General Plan back in 2004, that was ten years ago. The General Plan had changed the zoning of a number of buildings these people are concerned. Adding that we do not need to do this we can change the General Plan. If the City does not want high density housing then the Council needs to change the General Plan. He will be attending the Council meeting to make his concerns heard.

Mr. Loder clarified that most residents were concerned with going from an R-1 Zone to R-2 Zone. Also, parking of RV, boats and motorcycles on our property.

Vice Chairman Young stated that perhaps Mr. Loder would like to sit down as a group with staff and go over these items.

Dino Hoyos stated that during the last Art Walk held on June 21, 2014, an architect symposium was held regarding La Puente; basically, what was the vision for La Puente. Stating that a co-founder and himself had created a web-site which was the neighborhood council forum; the email address is: bridginglapuente.org. We are interviewing local business, we will be posting blogs. Something similar to the City of Los Angeles which has there LA2050 to have local activist and community members interviewed.

Commissioner Perez stated that we do not have the knowledge to get into a book like this; this was why the City hires consultants to do the detail work for us. He gave his opinion on the petition that was submitted. It was very difficult to have residents attend a meeting, it was easy to sign a piece of paper, and there were not many changes since the last update. There are some people who want to stay in the past; look in the future there is a specific plan for the downtown area. Communication was bad we need to follow the Assistant City Attorney's recommendation; we are following state law.

Chairman Costea asked for clarification on a list of questions he had produced.

Assistant City Attorney Sparks asked staff to keep a list to go through one by one at the end when a motion was ready.

Discussion ensued with staff and the consultants regarding Canopies, color, and structure.

Brian Gutierrez stated that he was listening online, and thanked the Commission. He explained how the Council was elected by the residents and the privilege they get to be on the Council. He urged the Commission to have public forum; residents start voicing their concerns once construction starts when they should have during public hearings. It was the right of the people to be informed.

Commissioner Escalon reviewed what was instructed on an individual basis. She agrees with the public there needs to be more communication between the governing bodies and the public. In order for the public to have their concerns met there are physical documents available at City Hall for them to review. If more time was needed then she agreed that more time should be allowed. She did not see the need to go by each Commissioners questions one by one.

Chairman Costea stated that he thought this was a workshop and could get his questions answered. However, he would be sending the list to Mr. Di Mario for follow-up.

Ms. Stetson responded that the public seems to be more focused on zone changes and not the map itself; it might be useful to have a workshop for just the code and a separate workshop focused on the zoning map, which would allow the zoning code to move forward. A workshop is for discussion and a public hearing is to take direction.

Development Services Di Mario stated that the next regular scheduled Planning Commission was scheduled for August 5, 2014. This would allow the public to have more time to review the information and he would like to meet with the residents who have expressed some concerns.

Commissioner Perez expressed his concerns for the residents who signed the petition that may have been given wrong information and he would like to get their questions answered.

Assistant City Attorney stated that it appeared that the Commission was not prepared to make a decision tonight and recommended that the Chairman continue the public hearing to August 5, 2014.

Development Services Director Di Mario stated that he would like to schedule a work shop with the residents to go over their concerns before August 5th. He then explained that information would be provided to the Commission in their staff report for the August 5th meeting.

A sign-in sheet would be passed around to get everyone's address and phone number in order to coordinate this meeting; they are encouraged to invite other residents.

Ms. Quinonz stated that residents were also concerned about the Code. She has met with Mr. Di Mario and expressed her concerns. She also explained that a lot of residents do not have computers or even cell phones. She also suggested that a meeting be held in the afternoon for the senior citizens. Another suggestion would be to have some teenagers pass out fliers from house to house.

Chairman Costea suggested that Ms. Quinonz get a copy of the draft documents to be able to review and ask questions she may have.

Commissioner Escalon suggested that perhaps an article could be placed in the Spotlight newspaper or the cable channel to get the word out.

Mr. Loder read out load an email that was received by resident Manuel Maldonado. Adding that the residents of La Puente do not want to change La Puente.

Mr. Gutierrez stated that he would like to hear that the Commission take direction to schedule a workshop prior of August 5th.

Chairman Costea moved and Vice Chair Young seconded to continue the public hearing to the next regular scheduled Planning Commission on August 5, 2014 at 7:00 p.m. Also give direction to staff to schedule a workshop with the community. 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

ORAL COMMENTS FROM COMMISSION/BOARD

Vice Chairman Young thanked staff, the Commissioners and the members of the community.

Commissioner Escalon thanked the community for having a voice and having it heard.

Chairman Costea thanked staff for their hard work and the public for coming; being a resident he takes it personal, he was trying to do the best that he can, he thanked the consultants and the Commission and everyone involved.

ORAL COMMENTS FROM STAFF

Development Services Director Di Mario stated that he would place a sign in sheet on the podium for anyone in the public who would like to sign in and be contact for the next workshop.

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

Secretary, Planning Commission

Chairman Costea