CITY OF LA PUENTE

PLANNING COMMISSION AND DEVELOPMENT REVIEW BOARD

MINUTES

June 04, 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 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 06/04/2014, 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

Members present: Costea, Young, Dudley, and Perez.

Members absent: Escalon

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

PLEDGE OF ALLEGIANCE: Commissioner/Board Member Young.

The Pledge of Allegiance was led by Vice Chairman Young.

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 meeting of May 6, 2014.**

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

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

Recess the Development Review Board

UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None

NEW BUSINESS BEFORE THE PLANNING COMMISSION:

2. **DISCUSSION AND EVALUATION OF COMPLIANCE WITH CONDITIONS OF APPROVAL FOR UNCLASSIFIED USE PERMIT NO. 157A. A one-year review to evaluate compliance with the conditions of approval for Unclassified Use Permit No. 157A for The Old Town Banquet facility, located at 136 S. 1st Street ("Property"). Staff Recommendations: Staff recommends that the Planning Commission receive and file this report.**

Assistant Planner Schaetzl presented the report.

Chairman Costea thanked staff for the extra work needed to present an update on the UUP. He then asked for clarification regarding the sign in front of the building that reads: Restaurant.

The Applicant, Ms. Larraburru, stated that she was waiting for the one year review to make the changes to the sign out front. It will read: "Old Town Banquet Hall" instead of "Old Town Restaurant."

Chairman Costea thanked the Applicant for complying with all the conditions.

Vice Chairman Young questioned how many events have been held at the facility in the past year. Also, when would the Alcohol Beverage Control (ABC) training be completed.

The Applicant responded that her facility had an event scheduled every weekend. Adding that she would be calling to find out the schedule for the next ABC class.

The Commission agreed unanimously to receive and file the report.

PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION:

3. **UNCLASSIFIED USER PERMIT NO. 267 - Consideration of a Resolution approving Unclassified Use Permit No. 267 to allow a game arcade and the sale of alcoholic beverages Alcoholic Beverage Control Type 41 license - beer and wine, for on-site consumption in conjunction with a proposed restaurant, Pizza Hut and the Addendum to the previously approved Initial Study and Mitigated Negative Declaration (IS/MND). Staff Recommendations: Staff recommends that the Planning Commission adopt a Resolution approving Unclassified Use Permit No. 267 and the Addendum to the previously approved IS/MND.**

Assistant Planner Schaetzl presented the report.

Development Services Director Di Mario gave a brief history of the permit. Also, the City had received written communication from a resident who resides in the County jurisdiction of La Puente objecting to arcade games and the sale of alcoholic beverages for this UUP.

Chairman Costea asked for clarification regarding the square footage.

Development Services Director Di Mario responded it was at about 3,600-square-foot space.

Chairman Costea opened the public hearing at 7:20 p.m.

The Architect, Gabriela Marks stated she was present to answer any question the Commission may have. She also would like to comment on the letter received. The letter stated that they were unhappy with the delivery trucks and that drivers were looking over their fence. She added that Pizza Hut had contracted with one company to make sure they comply with the Conditions of Approval and that she would like to show the Commissioners some pictures of video games from some of their other locations, showing that these video games are for children.

Chairman Costea asked if the Applicant had any problems with Conditions of Approval.

Assistant City Attorney Sparks responded that the City's Noise Ordinance states: commercial establishments adjacent to residential properties; no noise should be heard between the hours of 11 p.m. and 7 a.m. We did not need to add this as a condition due to the fact that it was already included in the Municipal Code.

Development Services Director Di Mario stated that there have been no complaints or reports made within the last three years regarding delivery services for the El Super Center.

Discussion ensued between the Commission and staff on trucks and their delivery times.

Ms. Marks stated that there was 100 feet between the nearby residents and the delivery trucks; she does not foresee any problems with deliveries.

Assistant City Attorney Sparks clarified that the Municipal Code states deliveries must occur after 7:00 a.m. under the conditions of approval the Applicant must comply with the Municipal Code.

Ms. Marks stated that the Applicant was willing to accept all conditions of approval.

Chairman Costea closed the public hearing at 7:25 p.m.

Commissioner Dudley moved and Commissioner Perez seconded to adopt a Resolution approving Unclassified Use Permit No. 267 and the Addendum to the previously approved IS/MND. The motion carried with the following roll call vote:

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

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

None.

ORAL COMMENTS FROM STAFF

Development Services Director Di Mario invited the Commissioner to attend the Town Hall Budget Workshop meeting on June 17, 2014 at 7:00 p.m. at the Senior Center on Main Street. Also, a Special meeting for the Planning Commission will be held on Monday, June 23, 2014 at 7:00 p.m. here at City Hall that will be for the Zoning Code update, no action will be taken at the meeting. On July 21, 2014 the Zoning Code will be brought back and action will be recommended at that time. July 1, 2014 will be our regular Planning and Development Review Board meeting.

Chairman Costea announced that he would not be present for the meeting on July 1, 2014.

Vice Chairman Young stated that he had read in the San Gabriel Valley Tribune regarding the layoff of the Code Enforcement Division and asked how that would impact the city.

Development Services Director Di Mario responded that the City was still meeting the demands of the City with current staff.

ADJOURNMENT:

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

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

Secretary, Planning Commission

Chairman Costea