CITY OF LA PUENTE

PLANNING COMMISSION AND DEVELOPMENT REVIEW BOARD

MINUTES

May 06, 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 05/06/2014, at 7:00 p.m.

CALL TO ORDER:

Chairman Costea called the meeting to order at 7:01 p.m.

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

PLEDGE OF ALLEGIANCE: Commissioner/Board Member Costea.

The Pledge of Allegiance was led by Chairman Costea.

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 April 1, 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: None

PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION:

2. UNCLASSIFIED USE PERMIT NO. 94 B, Consideration of a Resolution to allow the sale of alcoholic beverages (Alcoholic Beverage Control (ABC) Type 41 license - beer and wine) for on-site consumption in conjunction with an existing restaurant located at 1445 N. Hacienda Boulevard and Notice of Exemption regarding same

Development Services Director Di Mario presented the report.

Assistant City Attorney Sparks announced that there was one revision under the Conditions of Approval as follows: Condition No. 3, the surrender, lapse or termination of the Alcoholic Beverage License issued for the subject location by ABC shall be grounds for revocation of UUP No. 94-B

Vice Chairman Young questioned the saturation of the area and nearby census tracks where the Golden Ox is located.

Interim Assistant Planner Schaetzl responded that the neighboring tract was over saturated.

Assistant City Attorney Sparks stated that when the UUP for Golden Ox was approved, because it was a restaurant we did not make any findings regarding public necessity which was consistent with ABC requirements and the California Business and Professions Code.

Commissioner Perez asked for clarification that basically this was the same permit; it had just changed ownership four times.

Development Services Director Di Mario responded in the affirmative.

Discussion ensued between the Commission and staff regarding previously approved applications.

Chairman Costea questioned which Condition of Approval was related to the one year review.

Development Services Director Di Mario responded Condition No. 26.

Chairman Costea asked for clarification on the hours alcohol would be served.

Development Services Director Di Mario responded it can begin at 6:00 a.m.

Chairman Costea stated that he would like to be consistent with recently approved applications.

Assistant City Attorney Sparks responded that 6:00 a.m. to midnight are the hours recently approved.

Chairman Costea opened the public hearing at 7:23 p.m.

With no response from the audience Chairman Costea closed the public hearing at 7:24 p.m.

Commissioner Perez moved and Commissioner Dudley seconded to approve Unclassified Use Permit No. 94-B and direct Staff to file a Notice of Exemption with the Los Angeles County Recorder's Office. Also the additional Condition that was read into the record. The motion carried with the following roll call vote:

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

3. UNCLASSIFIED USE PERMIT NO. 265-Consideration of a Resolution to establish an adult day health care facility, known as La Puente Adult Care Center located at 17331 Valley Boulevard and Notice of Exemption regarding same

Interim Assistant Planner Schaetzl presented the report.

Development Services Director Di Mario stated that a Condition of Approval had been added, No. 21 to read as follows: Applicant shall, no later than June 6, 2014, comply with and remedy any and all code enforcement violations at the property.

Vice Chairman Young asked for clarification regarding the fence toward the rear of the building.

Interim Assistant Planner Schaetzl gave a description of the parking lot, floor plan, and the proposed elevations.

Development Services Director Di Mario stated that the Sherriff's Department made some recommendations regarding the fencing and foot traffic to try to detour crime in that area. Adding that they must comply with California state licensing laws.

Discussion ensued with the Commission and staff regarding public access, number of employees, and hours of operation.

Chairman Costea opened the public hearing at 7:36 p.m.

Vice Chairman Young expressed concerns regarding: supervision; patient- staff ratio; medications; and crime.

Joe Wang, representative for the Applicant stated that as a center they are concerned about safety inside and out. There are fifteen full time employees. They have an outside activity area. The state allows a ratio of 80 to 200 participants which must be approved by the state. They have to follow a required number of staff. While they are outside they are supervised. They have a Registered Nurse on the premises at all times. They currently have 80 participants. They were approved for 275 participants.

Chairman Costea expressed concerns regarding: capacity of 200 participants, mental health, proper training for the Registered Nurses, Social Workers, Occupational Therapists and bio hazardous waste.

Commissioner Perez asked for clarification the facility had four vans for picking up participants. What was the radius for pick-ups.

Mr. Wang responded that the state regulations are that participants are not to be in the van for more than one hour. Mr. Wang clarified that they do not treat on site if there is an emergency they call "911".

Commissioner Escalon clarified that hours of operation are from 8:00 a.m. to 4:00 p.m. She feels that most crimes do not happen between those hours.

Chairman Costea thanked the applicant for a nice project.

Ruben Hoyos stated that he lives in the area and was in favor of the facility.

Dino Tather stated that he was an Architect in California. He expressed the thought of an egress and the safety for the clients in case of fire and what type of protective devices would be installed for safety.

Commissioner Perez asked for clarification on clients who are wheel chair bound.

Mr. Wang responded that 95% are mobile.

Marty Paz asked if the current location had experienced any incidents and if not, he was in favor of them moving to a larger facility.

With no further comments, Chairman Costea closed the public hearing at 7:56 p.m.

Vice Chairman Young moved and Commissioner Perez seconded to adopt a Resolution approving Unclassified Use Permit No. 265 and direct Staff to file a Notice of Exemption with the Los Angeles County Recorder's Office.

The motion carried with the following roll call vote:

AYES: Costea, Young, Perez, Escalon and Dudley.
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:

4. **DEVELOPMENT PLAN APPLICATION NO. 1122- Consideration of a Resolution approving Development Plan application No. 1122, a request to remodel the exterior façade of an existing commercial building located 1737 N. Hacienda Boulevard and Notice of Exemption regarding same**

Interim Assistant Planner Schaetzl presented the report.

Mr. Steve Shaw the Architects for Taco Bell stated that his office had completed the remodel of the Pollo Loco on Hacienda Boulevard. Taco Bell has developed a new scheme and hopes to begin construction in June; the location for construction activity is pretty much closed off and he does not expect any problems with staging of construction equipment.

Chairman Costea asked if the business would be open during construction.

Mr. Shaw responded that the Taco Bell would close for about three days.

Commissioner Perez stated that he had no problems with the design but, hoped that the driveway would be wider it was very narrow.

Mr. Shaw responded that the driveway would not be part of the remodel.

Commissioner Escalon moved and Commissioner Perez seconded to adopt a Resolution approving Development Plan Application No. 1122 and direct Staff to file a Notice of Exemption with the Los Angeles County Recorder's Office.

The motion carried with the following roll call vote:

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

Reconvene the Planning Commission

ORAL COMMENTS FROM COMMISSION/BOARD

Commissioner Perez thanked staff for a job well done.

Chairman Costea thanked staff for all the detail that was included in the reports.

ORAL COMMENTS FROM STAFF

Development Services Di Mario stated that the Smart & Final construction was going well and on schedule and they are planning on opening in mid-July. The El Caminate Restaurant & Bar has filed an appeal and will be heard at the Council Meeting scheduled for May 13, 2014. Also, a copy of Ordinance 14-930 regarding the PC membership and adjusting the terms and extending the term for one year to June 8, 2015 was distributed. Lastly the city has hired Interim Assistant Planner Reina Schaetzl on a permanent basis.

ADJOURNMENT:

Commissioner Perez moved and Commissioner Escalon 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 8:15 p.m.

Secretary, Planning Commission

Chairman Costea