# CITY OF LA PUENTE

## PLANNING COMMISSION AND DEVELOPMENT REVIEW BOARD

## MINUTES

**January 07, 2014**

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| 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 01/07/2014, at 7:00 p.m.

**CALL TO ORDER:**

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

**ROLL CALL: Commissioners: Costea, Young, Dudley, Escalon and Perez**

Members Present: Costea, Young, Dudley, Escalon and Perez.

Members Absent: None.

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

**PLEDGE OF ALLEGIANCE: Commissioner Young**

Vice Chairman Young led the Pledge of Allegiance.

**ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSION:**

Hacienda La Puente School Board Member Duarte wished everyone a Happy New Year.

**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 November 6, 2013.**

Chairman Costea 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

**Recess the Development Review Board**

**UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None**

**NEW BUSINESS BEFORE THE PLANNING COMMISSION: None**

Development Services Director Di Mario introduced David Carmany as the new City Manager.

Mr. Carmany greeted the Commissioners adding that he was very happy to be in La Puente and honored to have been selected as the new City Manager, he also wished everyone a happy New Year adding that if he could be of service in any way to please stop by City Hall and see him.

**PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION:**

2. **MUNICIPAL CODE AMENDMENT NO. 138 - Consideration of a Resolution recommending that the City Council rescind Section 10.60.020(33) pertaining to Unclassified Uses and Section 10.74.050(b) pertaining to Electronic Signs and amend Sections 10.74.020 (Definitions) and 10.74.150 (Signs On Public Property Within the Public Right of Way), and add Section 10.74.170 (Electronic Display Billboards) to Chapter 10.74 (Signs and Advertising Regulations) to establish comprehensive regulations for Electronic Display Billboards in the City; and recommending the City Council approve the Initial Study/Mitigated Negative Declaration for the Project.**

Development Services Director Di Mario presented a power point presentation.

Vice Chairman Young asked for clarification on the size foot print, and cost of installation and revenue on this type of sign.

Development Services Director Di Mario responded roughly 500 square feet and we are not sure on the exact amount of revenue as it would depend on the person advertising. The signs would be placed on City owned property.

Vice Chairman Young questioned would the sign have any effect on schools or residential areas.

Development Services Director Di Mario responded that it would depend on the location of the sign and at this time we are only making changes to the Zoning Code to allow for the process for future applicants.

Chairman Costea stated that he understood the foot-candles would let off a large amount of light and asked if after a certain time such as 10:00 p.m. the candle lights could be turned off or on certain days as to not affect the nearby residents.

Assistant City Attorney Sparks directed the Commissioners to page eight of the Ordinance subsection two where it states: "The City may further restrict the intensity of any electronic display billboard."

Vice Chairman Young asked what type of vendors would be advertising on the billboards.

Development Services Director Di Mario responded that would be determined at the point of negations for that agreement. However, staff has discussed such items as; city time allowed, discounts to local businesses; etc.

Commissioner Perez stated that each application would be different and would be determined at a later time. This would set a pattern for things to come. Everything seems to be in order.

Chairman Costea opened the public hearing at 7:30 p.m. He also thanked the public for coming and being a part of the meeting he acknowledge former Planning Commissioner Anthony Duarte in the audience.

Max Leva asked how much money the billboards would generate for the City. What about political signs would they be allowed. He also stated that in Los Angeles County non-profits are able to use the billboards.

Development Services Director Di Mario responded that it would not be allowed for political signs and then clarified that estimated revenue would be around thirty thousand dollars.

Assistant City Attorney Sparks stated that commercial signs can be somewhat regulated. However, to ensure the city is complying with all first amendment provisions we would not have that much ability to regulate the contents of the sign. However, under state law there are rules for things such as tobacco and alcohol advertisement. In the Development Agreement we would include language that requires any bill board company to comply with all the provision of the state law.

Marty Paz questioned if the property where the sign would be located would be leased or sold. He also suggested that all signs be uniform in size throughout the city. He also asked what type of advertisement would be allowed and what hours would the sign be allowed to be lit. He also stated if he was paying for advertisement he would not want a shut-off time.

Chairman Costea closed the public hearing at 7:40 p.m.

Chairman Costea moved and Commissioner Perez seconded to adopt Resolution No. 14-1462 recommending that the City Council rescind Section 10.60.020(33) pertaining to Unclassified Uses and Section 10.74.050(B) pertaining to Electronic Signs and amend Sections 10.74.020 (Definitions) and 10.74.150 (Signs On Public Property Within the Public Right of Way), and add Section 10.74.170 (Electronic Display Billboards) to Chapter 10.74 (Signs and Advertising Regulations) to establish comprehensive regulations for Electronic Display Billboards in the City; and recommending the City Council approve the Initial Study/Mitigated Negative Declaration for the Project. 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:**

**3. SIGN PLAN APPLICATION NO. 1098-A - Consideration of Resolution No. 14-343 approving Sign Plan Application No. 1098-A, an amendment to a Master Sign Program for a commercial center located at 607-639 North Glendora Avenue and approving a Notice of Exemption.**

Assistant Planner Espino presented the report and that a condition of approval needed to be added under conditions of approval No. 7 which states: The street address numbers of the properties represented by the sign shall be included on the north and south faces of the monument structure in 6-inch high numerals centered at an appropriate height on the base of the sign, subject to final inspection.

Discussion ensued with the Board Members and Staff on the height of other monuments signs listed in the staff report.

Chairman Costea stated that he noticed the applicant intended to utilize the existing poles and footing for the new structure and that the setback should be at five feet, however it looks less than that, it appears to be in the city's easement and asked for clarification.

Assistant Planner Espino responded that the Board had some latitude to approve the distance requirement even though it was within five feet from the property line.

Vice Chairman Young expressed concerns that the sign was blocking the view of the street.

Assistant Planner Espino responded that the City was trying to accommodate the applicant's proposal and trying to meet the minimum development standards, staff recommendations was to maintain a height that does not exceed the development standards.

Chairman Costea expressed concerns for skate boards and or bicycles on the right-of-way.

Discussion ensued with the Board Members and staff on the distance of the sign from the public-right-of way, moving the sign closer to the building and the usage of the existing poles for the new monument sign.

Vice Chairman Young asked for clarification on the applicant's proposal. Does the applicant have to use the existing poles for the new monument sign.

Assistant Planner Espino responded in the affirmative, the applicant was proposing to maintain the poles.

Vice Chairman Young asked the applicant Mr. Jose Garcia if he would agree on moving the sign to meet the five foot setback.

Assistant Planner Espino translated the questions from the Commissioners into Spanish for Mr. Garcia.

Assistant Planner Espino responded for Mr. Garcia that the original sign was 27 feet.

Board Member Perez stated the applicant had been grandfathered in. He then stated that we need to know what the current set-back was from the street.

Development Services Director Di Mario stated that Mr. Garcia had submitted proposed plans to the Building Department for review. The Building Official was still reviewing the plans. The question was if the existing footings could be used for the proposed sign. Mr. Garcia was proposing to use the existing pole structure and footings.

Board Member Escalon stated she was very familiar with that area, that there was more pedestrian traffic near the front of the market than there was on the sidewalk near the sign and the public right of way.

Chairman Costea stated that he would like to try to be consistent.

Development Services Director Di Mario responded that the zoning ordinance allows for flexibility within the sign program.

Board Member Escalon stated that she preferred staff's recommendation of the 15 foot height opposed to the 18 foot that was proposed by the applicant.

Vice Chairman Young asked Mr. Garcia how many feet he would be willing to come down on the sign.

Assistant Planner Espino responded that Mr. Garcia said 16 1/2 feet.

Vice Chairman Young stated that maybe we could compromise on the height somewhere in the middle.

Board Member Escalon stated that 16 feet was in the middle.

Assistant Planner Espino stated that the middle would actually be 16-1/2 feet.

Chairman Costea stated he would like to stay at staff's recommendation of 15 feet.

Assistant Planner Espino stated that Mr. Garcia stated the reason he would like to stay at 16-1/2 feet was to accommodate a line space for each tenant. He would be willing to remove the top portion of the sign which reads La Puente Plaza.

Board Member Perez stated that this was an existing project and that the Board should allow him the 16-1/2 feet.

Board Member Dudley stated that he felt comfortable with staff's recommendation of 15 feet and no easement change.

Assistant Attorney Sparks clarified for the Board that there was not a motion on the floor and if a Board Member would like to ask for modifications, they may do so.

Mr. Garcia stated through Assistant Planner Espino that he was charged twice for the same project. He stated he was forced to submit the application.

Vice Chairman Costea responded if there were any changes to the plans that might be a reason for the additional fee.

Mr. Paz expressed how the Board should let Mr. Garcia build his sign the way he wants to. Be business friendly so we can get more business in the City.

Board Member Perez moved and Board Member Escalon seconded to adopt Resolution No. 1098-A approving Sign Plan Application No. 1098-A and direct Staff to file the Notice of Exemption and to make an amendment to the conditions of approval to allow for a height of 16-1/2 feet for the monument sign.

The motion carried with the following roll call vote:

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

**RECONVENE THE PLANNING COMMISSION:**

**ORAL COMMENTS FROM COMMISSION/BOARD:**

Vice Chairman Young questioned road construction on Stimson Avenue and Inyo Street.

Development Services Director Di Mario stated that the City was completing the Sewer Update Project and that there were temporary patches on the street.

Commissioner Escalon stated that she would like to wish her fellow Commissioners and everyone a happy New Year and also to welcome the new City Manager Mr. Carmany.

Chairman Costea thanked the new City Manager for attending tonight's meeting and taking the time to introduce himself to the Commission. He also wished everyone a happy New Year and thanked everyone for their hard work.

**ORAL COMMENTS FROM STAFF**

None.

**ADJOURNMENT:**

Chairman Costea adjourned the meeting at 8:25 p.m.

Secretary, Planning Commission

Chairman Costea