

CITY OF LA PUENTE
PLANNING COMMISSION MEETING
MINUTES OF
JULY 21, 2015

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.lapueente.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 July 21, 2015, at 7:00 p.m.

CALL TO ORDER:

Development Services Director Di Mario called the meeting to order at 7:00 p.m.

SELECTION OF CHAIRPERSON AND VICE-CHAIR:

Development Services Director Di Mario opened the floor for nominations for Chairperson.

Assistant City Attorney Sparks explained that the nominations for Chairperson were now open and that any member of the Commission may nominate another Commissioner for Chair. If more than one member is nominated the Commission would then conduct a vote. The Commissioner with three or more votes would then become Chairperson.

Commissioner Costea nominated Commissioner Costea.

Commissioner Escalon nominated Commissioner Mendoza.

Commissioner Dudley nominated Commissioner Perez.

Commissioner Perez motioned that the nominations be closed.

Assistant City Attorney Sparks instructed each Commissioner to vote on a paper ballot that was before them.

Administrative Secretary Ramirez collected the ballots and read each vote out loud; Commissioner Escalon voted for Commissioner Mendoza. Commissioner Mendoza voted for Commissioner Mendoza. Commissioner Costea voted for Commissioner Costea. Commissioner Perez voted for Commissioner Perez. Commissioner Dudley voted for Commissioner Mendoza.

Development Services Director Di Mario Congratulated Commissioner Mendoza as the newly elected Chairperson.

Chairperson Mendoza then opened the nominations for Vice Chairperson.

Commissioner Dudley nominated Commissioner Perez for Vice Chairperson. Chairperson Mendoza and Commissioner Costea seconded nomination for Commissioner Perez. With no other nominations, Chairperson Mendoza announced the newly elected Vice Chair is Commissioner Perez.

ROLL CALL: Commissioners: Mendoza, Perez, Costea, Dudley, and Escalon.

Commissioners present: Mendoza, Perez, Costea, Dudley, and Escalon.

Commissioners absent: None.

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

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Mendoza.

ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSION: None

MINUTES OF PREVIOUS PLANNING COMMISSION MEETING:

1. Reading of the Minutes of the Planning Commission meeting of May 5, 2015.

Vice Chairman Perez moved to waive the reading and approve the Minutes of the Regular meeting of May 5, 2015; seconded by Chairperson Mendoza. The motion carried with the following roll call vote:

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

PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION:

2. CONDITIONAL USE PERMIT NO. 271: CONSIDERATION OF A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 271 TO ALLOW THE ON-SITE SALE OF BEER AND WINE AT AN EXISTING RESTAURANT LOCATED AT 110 N. GLENDORA AVENUE AND NOTICE OF EXEMPTION REGARDING SAME

Development Services Director Di Mario, introduced application Conditional Use Permit No. 271.

Assistant Planner Schaetzel congratulated the Commissioners on their appointments. She then presented the staff report.

Chairperson Mendoza opened the floor for discussion.

Commissioner Escalon stated that she would like the applicant to come forward; she stated that the location of the restaurant was the entrance to the downtown area. The restaurant seemed welcoming; she wished the restaurant much success.

Mr. Arredondo and Ms. Herrera, the Applicants, stated that their goal was to revitalize the downtown area. They are La Puente residents and were looking forward to serving their community.

Commissioner Costea thanked the applicant for bringing his business to La Puente. The location was perfect.

Chairperson Mendoza opened the public hearing at 7:19 p.m.

With no response, Chairperson Mendoza closed the public hearing 7:20 p.m.

Action Taken: Commissioner Costea moved to adopt Resolution No. 15-1477 approving Conditional Use Permit No. 271 to allow the sale of alcoholic beverages, Alcohol Beverage Control (ABC) Type 41 license – beer and wine, for on-site consumption in conjunction with the existing restaurant located at 110 N. Glendora Avenue and Notice of Exemption regarding same; seconded by Vice Chairman Perez The motion carried with the following roll call vote:

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

UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None

NEW BUSINESS BEFORE THE PLANNING COMMISSION:

3. HOUSING ELEMENT UPDATE - PRESENTATION AND DISCUSSION OF THE DRAFT 2013-2017 HOUSING ELEMENT UPDATE OF THE CITY'S GENERAL PLAN

Development Services Director Di Mario introduced the Draft Housing Element Update.

Assistant Planner Schaetzel presented the staff report.

Mr. John Douglas, Consultant with J.H. Douglas & Associates, presented a PowerPoint presentation.

Vice Chairman Perez thanked Mr. Douglas for his presentation and bringing staff up to date.

Commissioner Costea asked what the time line was to respond with any inquiries.

Development Services Director Di Mario stated that staff and Mr. Douglas were prepared

to answer any questions the Commission may have. The Housing Element Update would be heard for consideration at the City Council meeting scheduled for August 11, 2015. This meeting was publicized as a workshop. The City encouraged members of the community to attend by advertising on the City's website; a press release was published in the San Gabriel Valley Tribune, and also on Facebook. Unfortunately, there are no members from the public present for tonight's workshop.

Commissioner Escalon stated that she had read about two-thirds of the Housing Element and from what she has read it looks to be very informative. She thanked Mr. Douglas and staff for all their hard work.

Development Services Director Di Mario stated that it was important to recognize that the City had a certified and approved Housing Element thanks to the hard work of the prior Planning Commission, staff and the City Council that reviewed and acted upon the completion of the document. Now the City was seeking Housing and Community Development (HCD) certification for the revised Housing Element.

Chairperson Mendoza asked for clarification regarding state and federal funding once the City receives the HCD certification.

Mr. Douglas responded that some federal grants such as Community Development Block Grant Program (CDBG) and home programs that come through the federal department of housing and urban development. At this time the federal grants funds are not tied to the housing element, just the state grants.

Commissioner Escalon questioned with the certification and updates made to the housing element, does this attract low income housing developers to La Puente.

Mr. Douglas responded that the main emphasis of state law as expressed in the housing element is to create the opportunities to increase densities and allow development for affordable housing. Another factor was money; it takes buckets of money in order to subsidize affordable housing. He then described a program named the Low Income Tax Credit Program; a subsidy source of funds that comes from the federal government twice a year, there's a competitive application submitted by developers for affordable housing projects with limited funds.

Commissioner Costea asked for clarification on the planning period, there were a certain amount of dwellings that needed to be completed during a certain period. Do we know what was actually used, versus what was mandated and can that be rolled over.

Mr. Douglas responded yes it can be used again. In the previous housing element there were a number of parcels identified where housing could be built. We took that inventory and updated it. State law does say yes, if you had a vacant parcel in the last housing element that could accommodate a twenty unit apartment. If that was still vacant you can use that again to count towards your capacity.

Development Services Director Di Mario stated that he understood the question to be that the allocation from last time was 807 units, how many were actually constructed.

Mr. Douglas reference was to Appendix "A" Review of Past Accomplishments. He knows from memory not many housing units were built in the last six or seven years due to the economy.

Chairperson Mendoza asked Mr. Douglas to walk her through Table A.

Mr. Douglas stated that the table was a review of what had been accomplished in the last seven years. The table looks at the objectives that the City established through the last housing element.

Discussion ensued on the table and how many homes were built per year.

Chairperson Mendoza asked if the Commissioners or the public had any other questions. There was no response.

Mr. Douglas added that if any of the Commissioners had any specific questions to feel free to email Ms. Schaetzel and she would then forward to them to him over the next week.

Chairperson Mendoza stated that she believed there was an error on the Housing Element on page 14. It reads the year to be 2103.

Mr. Douglas responded that was a type-o and would be corrected.

Chairperson Mendoza thanked Mr. Douglas for his full elaboration of the report and the draft that was provided to the Commission.

Action Taken: The Planning Commission received and filed the report.

ORAL COMMENTS FROM COMMISSION:

Vice Chairman Perez stated that he would like to thank the City Council for appointing him to the Planning Commission. He then thanked the Commissioners for appointing him as Vice Chairman and thanked staff for a job well done.

Commissioner Costea stated that he would like to congratulate Chairperson Mendoza and thanked the City Council for re-appointing him onto the Planning Commission. Adding that he enjoys what he does and was happy to see a great team working well together.

Commissioner Escalon stated that she would like to thank the City Council and to congratulate the Planning Commissioners for being appointed. She was looking forward to working together for the next year. She also thanked City staff for their hard work and for all the community events that help bring the residents together. She spoke highly of the Open-Air Market, and watching it grow was amazing.

Chairperson Mendoza stated that she would also thank the City Council and staff for their time and for being appointed as a Planning Commissioner. She was truly humbled for the appointment as Chairperson.

ORAL COMMENTS FROM STAFF:

Development Services Director Di Mario provided an update on the construction of the new McDonalds located in the Sunkist Shopping Center on Amar Road and Ardilla Avenue. Permits have been approved and construction should begin in the next couple of weeks. Also, at the Smart and Final Center the Commission approved the remodel of the site a new Chinese restaurant has submitted to the Building Department for plan check. There are a number of new restaurants coming to town. In regards to the new restaurant that was approved at tonight's meeting, it is very exciting and encouraging to see our local residents that are vested in the community and investing in their community. This was the second restaurant to open by residents of La Puente; Tecate Restaurant on Glendora Avenue was also a La Puente resident. Staff tries to patronize our mom and pop shops as they are very important to the success of our community. It is also nice with our national tenants like McDonalds and Starbucks.

ADJOURNMENT:

With no further business, Chairperson Mendoza adjourned the meeting at 8:15 p.m.


Secretary, Planning Commission


Chairperson Mendoza