CITY OF LA PUENTE

PLANNING COMMISSION MEETING

MINUTES OF

May 5, 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.lapuente.org

A Regular 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 May 5, 2015, at 7:00 p.m.

CALL TO ORDER:

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

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

Commissioners present:	Costea, Dudley, Escalon, and Perez.
Commissioners absent:	Yoder.
Staff present:	Development Services Director Di Mario, Assistant Planner Schaetzl, Assistant City Attorney Sparks, and Administrative Secretary Ramirez.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Costea.

ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSION: None

MINUTES OF PREVIOUS PLANNING COMMISSION MEETING:

1. Reading of the Minutes of the Planning Commission meeting of April 7, 2015.

Commissioner Perez moved to waive the reading and approve the Minutes of the Regular meeting of April 7, 2015; seconded by Commissioner Escalon.

The motion carried with the following roll call vote:

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

PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION:

2. CONDITIONAL USE PERMIT NO. 270 – A CONTINUED PUBLIC HEARING FOR CONSIDERATION OF A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 270 TO ALLOW THE ON-SITE SALE OF BEER AND WINE AT AN EXISTING RESTAURANT LOCATED AT 762 N. GLENDORA AVENUE AND NOTICE OF EXEMPTION REGARDING SAME.

Development Services Director Di Mario, introduced the application that was continued from the April 7, 2015 Planning Commission meeting.

Assistant Planner Schaetzl presented the staff report adding that Agenda Items No. 2 and No. 3 were located at the same property.

Chairman Costea asked for clarification on the location of the patio to the front door.

Assistant Planner Schaetzl responded the patio was located near the entrance door to the restaurant with wrought iron fencing surrounding the area.

Chairman Costea opened the continued public hearing at 7:11 p.m.

Jose Tevares, the applicant stated that he was a long-time resident of La Puente and was very excited to open a business in his home town.

Commissioner Escalon stated that she had visited the restaurant in the past and expressed her happiness with a resident opening a business in town. She felt that the patio had a natural feel for outdoor dining.

Chairman Costea stated that in the conditions of approval No. 6-A does not clearly state that the server must be over the age of twenty-one.

Assistant City Attorney responded that condition of approval No. 16 clearly states that all employees involved in the sale of alcoholic beverages must be at least twenty-one years of age.

With no other speakers, Chairman Costea closed the public hearing at 7:14 p.m.

Commissioner Escalon moved to approve Conditional Use Permit No. 270, to allow the on-site sale of beer and wine at an existing restaurant located at 762 N. Glendora Avenue and approving Resolution No.15-1475 and Notice of Exemption regarding same; seconded by Commissioner Perez.

The motion carried with the following roll call vote:

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

3. MINOR USE PERMIT NO. 1 – CONSIDERATION OF A RESOLUTION APPROVING MINOR USE PERMIT NO. 1 TO ALLOW THE USE OF A 400 SQUARE FOOT OUTDOOR DINING AREA IN CONJUNCTION WITH AN EXISTING RESTAURANT LOCATED AT 762 N. GLENDORA AVENUE, SUITE "A" AND NOTICE OF EXEMPTION REGARDING SAME

Chairman Costea opened the public hearing at 7:17 p.m.

Commissioner Escalon asked Mr. Tavares to describe the lighting for the outdoor patio.

Mr. Tavares responded that strip -lighting would be used for the outside patio along with a large light fixture that already exists.

With no other speakers, Chairman Costea closed the public hearing at 7:18 p.m.

Commissioner Perez moved to approve Resolution No. 15-1576 approving Minor Use Permit No. 1 to allow for a 400 square foot outdoor dining area in conjunction with an existing restaurant located at 762 N. Glendora Avenue, Suite "A" and Notice of Exemption regarding same; seconded by Chairman Costea. The motion carried with the following roll call vote:

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

Assistant City Attorney Sparks explained the procedure for the next items for approving multiple applications; first the staff reports would be presented, then the Notice of Exemption, and then the Site Plan & Design Review and last the Conditional Use Permit.

4. CONDITIONAL USE PERMIT NO. 269-CONSIDERATION OF A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 269 TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES (ALCOHOL BEVERAGE CONTROL LICENSE TYPE 20) FOR OFF-SITE CONSUMPTION AT A PROPOSED 18,552 RETAIL GROCERY STORE AT 1545 AND 1559 N. HACIENDA BOULEVARD

Development Services Director Di Mario introduced the application.

Assistant Planner Schaetzl presented a PowerPoint report.

Chairman Costea stated that he would like to be consistent with the conditions of approval and recalls making some recommendations with the Walmart application in regards to micro-brew beers.

Assistant City Attorney Sparks responded that if an approved applicant wanted to re-visit and change their conditions of approval they were able to do so. The applicant would just have to amend their Conditional Use Permit.

Chairman Costea opened the public hearing at 7:34 p.m.

Mr. Skip James, Director of Real Estate with Aldi Markets stated it had been a pleasure working with staff. He expressed that Aldi was an international retailer. They were approaching 1,400 stores east of the Mississippi. This would be the first store in California. He then described some of the items to be sold in the store.

Commissioner Perez thanked Aldi Market for choosing the City of La Puente. He explained that the Planning Commission recognized staff's hard work in bringing new business to the city. He then wished Aldi much success in La Puente.

Commissioner Escalon stated that she had heard positive reviews regarding Aldi Markets. She expressed her gladness in finally having the vacant lot developed.

Vice Chairman Dudley also expressed his gratitude for Aldi Market coming to La Puente.

Chairman Costea stated that he had reviewed the agenda packet and all seemed to be perfect with the plan.

Chairman Costea closed the public hearing at 7:39 p.m.

City Attorney Sparks explained that Agenda Items 4, 5 and 6 were all related to the same location and gave direction on how to proceed if the Commission wished to approve the items.

Vice Chairman Dudley moved to adopt Resolution No. 15-1474 approving Conditional Use Permit No. 269 to allow the sale of beer and wine for off-site consumption (Alcohol Beverage Control Type 20 license) in conjunction with a proposed grocery store located at 1545 and 1559N. Hacienda Boulevard; seconded by Commissioner Escalon. The motion carried with the following roll call vote:

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

5. CONSIDERATION OF A RESOLUTION MAKING FINDINGS AND ADOPTING A NOTICE OF EXEMPTION FOR THE CONSTRUCTION OF AN 18,552 SQUARE FOOT SELECT ASSORTMENT RETAIL GROCERY STORE, WITH THE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION, ON PROPERTY LOCATED AT 1545 AND 1559 HACIENDA BOULEVARD, LA PUENTE, CALIFORNIA

Vice Chairman Dudley moved to adopt Resolution No. 15-1472 making findings and adopting a Notice of Exemption for the construction of an 18,552 square foot grocery store with the sale of beer and wine for off-site consumption, on property located at 1545 and 1559 Hacienda Boulevard; seconded by Commissioner Perez. The motion carried with the following roll call vote:

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

UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None

NEW BUSINESS BEFORE THE PLANNING COMMISSION:

6. CONSIDERATION OF A RESOLUTION APPROVING SITE PLAN AND DESIGN REVIEW NO. 1125 TO ALLOW THE DEMOLITION OF AN EXISTING 1,500 SQUARE FOOT VACANT RESTAURANT AND THE CONSTRUCTION OF A NEW 18,552 SQUARE FOOT RETAIL GROCERY STORE INCLUDING SIGNAGE LOCATED 1545 and 1559 N. HACIENDA BOULEVARD.

Chairman Costea asked for clarification regarding the loading dock.

Assistant Planner Schaetzl responded that the applicant had an extensive traffic study done and the circulation of trucks would not be an issue.

Vinney Tam, Site Development Coordinator, Greenberg Farrow stated that the items sold in the store would be shipped in from Moreno Valley. The shipments would only occur about seven to twelve deliveries per week and not during high traffic times. He explained that they used a software program called auto-turn to run the truck routes to ensure there were no issues with the truck routes in being able to turn around.

Commissioner Escalon moved to adopt Resolution No. 15-1473 approving Site Plan and Design Review Application No. 1125 for the construction of a new 18,552 square foot grocery store located at 1545 and 1559 N. Hacienda Boulevard; seconded by Commissioner Perez. The motion carried with the following roll call vote:

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

ORAL COMMENTS FROM COMMISSION:

Commissioner Perez thanked staff for doing a fantastic job and being very professional while these types of applications were introduced. He also thanked City Manager Carmany for doing a great job.

ORAL COMMENTS FROM STAFF:

Development Services Director Di Mario stated applications are being accepted to fill vacancies on all Commissions and Committees. Applications are available on the City's webpage or at City Hall. The deadline to submit the completed applications is May 8, 2015. Also, the Housing Element requires updating as required under state law. A workshop would be scheduled towards the end of June.

Chairman Costea informed the Commission that he would be out of town at the end of June.

ADJOURNMENT:

Chairman Costea moved to adjourn; seconded by Commissioner Escalon. The motion carried with the following roll call vote:

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

Chairman Costea adjourned the meeting at 7:55 p.m.

Secretary, Planning Commission

Chairman Costea

UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None

NEW BUSINESS BEFORE THE PLANNING COMMISSION:

6. CONSIDERATION OF A RESOLUTION APPROVING SITE PLAN AND DESIGN REVIEW NO. 1125 TO ALLOW THE DEMOLITION OF AN EXISTING 1,500 SQUARE FOOT VACANT RESTAURANT AND THE CONSTRUCTION OF A NEW 18,552 SQUARE FOOT RETAIL GROCERY STORE INCLUDING SIGNAGE LOCATED 1545 and 1559 N. HACIENDA BOULEVARD.

Chairman Costea asked for clarification regarding the loading dock.

Assistant Planner Schaetzl responded that the applicant had an extensive traffic study done and the circulation of trucks would not be an issue.

Vinney Tam, Site Development Coordinator, Greenberg Farrow stated that the items sold in the store would be shipped in from Moreno Valley. The shipments would only occur about seven to twelve deliveries per week and not during high traffic times. He explained that they used a software program called auto-turn to run the truck routes to ensure there were no issues with the truck routes in being able to turn around.

Commissioner Escalon moved to adopt Resolution No. 15-1473 approving Site Plan and Design Review Application No. 1125 for the construction of a new 18,552 square foot grocery store located at 1545 and 1559 N. Hacienda Boulevard; seconded by Commissioner Perez. The motion carried with the following roll call vote:

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

ORAL COMMENTS FROM COMMISSION:

Commissioner Perez thanked staff for doing a fantastic job and being very professional while these types of applications were introduced. He also thanked City Manager Carmany for doing a great job.

ORAL COMMENTS FROM STAFF:

Development Services Director Di Mario stated applications are being accepted to fill vacancies on all Commissions and Committees. Applications are available on the City's webpage or at City Hall. The deadline to submit the completed applications is May 8, 2015. Also, the Housing Element requires updating as required under state law. A workshop would be scheduled towards the end of June.

Chairman Costea informed the Commission that he would be out of town at the end of June.

ADJOURNMENT:

Chairman Costea moved to adjourn; seconded by Commissioner Escalon. The motion carried with the following roll call vote:

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

Chairman Costea adjourned the meeting at 7:55 p.m.

Secretary, Planning Commission

Chairperson Mendoza