CITY OF LA PUENTE

PLANNING COMMISSION MEETING

MINUTES OF

APRIL 7, 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 April 7, 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, Perez and Yoder.
Commissioners absent:	None.
Staff present:	Development Services Director Di Mario, Assistant Planner Schaetzl and Administrative Secretary Ramirez.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Yoder.

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, Perez and Yoder.
NOES:	None.
ABSTAIN:	None.
ABSENT:	None.

PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION:

2. **CONDITIONAL USE PERMIT NO. 270** – Consideration 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.

   Action Taken: Chairman Costea opened the public hearing at 7:04 p.m. announcing that public testimony would not be taken at this time and that the public hearing would be continued to the Planning Commission meeting on Tuesday, May 5, 2015 at 7:00 p.m.

UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None

NEW BUSINESS BEFORE THE PLANNING COMMISSION:

3. **DISCUSSION AND EVALUATION OF COMPLIANCE WITH CONDITIONS OF APPROVAL FOR UNCLASSIFIED USE PERMIT NO. 257** - A one-year review to evaluate compliance with the conditions of approval for Unclassified Use Permit No. 257 for Casa de Sanchez located at 15843-45 Old Valley Boulevard.

   Assistant Planner Schaetzl presented the staff report, adding that staff had determined that the owner has operated the banquet facility in substantial compliance with the approved conditions of approval. She also clarified that there was a numbering issue with the conditions of approval that would be corrected.

   Action Taken: Chairman Costea announced that no action was needed and that the Planning Commission would receive and file the report.

4. **SITE PLAN AND DESIGN REVIEW NO. 1126** - Consideration of a Resolution approving Site Plan and Design Review Application No. 1126, for the Construction of a 3,800 Square Foot Professional Office Building at 124-126 North Second Street, and a Notice of Exemption Regarding Same.

   Development Services Director Di Mario introduced Assistant Planner Schaetzl to present the staff report and announced that members of the La Puente Valley Water Board were present to answer any questions that the Commission may have.

   Assistant Planner Schaetzl presented the staff report.

   Chairman Costea asked for clarification on how the customers would use the drop box if it was located behind the locked gate/fence.

   La Puente Valley County Water District, General Manager, Greg B. Galindo responded that the drop box would not be located behind the fence. It would be available to customers 24 hours a day, 7 days a week.

   Chairman Costea made a recommendation that the block wall located toward the back be at least 8' feet to give a cleaner look and to provide more privacy.

   Assistant Planner Schaetzl responded that there were no plans to increase the height of the wall. However, she would work with the applicant and report back to the Commission.

Commissioner Perez stated that that the design was pretty cut and dry, he did not foresee any problems.

Chairman Costea stated that the mission design on the building was excellent and would be a great asset to the area. He was looking forward to seeing the completed project.

Commissioner Perez moved to approve Site Plan and Design Review Application No. 1126, approving Resolution No.15-351 and the Notice of Exemption regarding same; seconded by Commissioner Yoder. The motion carried with the following roll call vote:

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

ORAL COMMENTS FROM COMMISSION:

Commissioner Perez stated that he would like to inform the city of the recent passing of Mr. Manuel V. Perez, President of Valley Vista Services, Inc. on Friday, April 3, 2015. Also, Mr. Chris Bakolas owner of "J & B" Burgers in downtown La Puente had suffered a stroke and was currently in the hospital.

Commissioner Escalon stated that she had attended the Planning Commissioners Academy last month and found it to be very interesting and beneficial. She provided a handout on the "message business conference". Assistant Planner Schaetzl made copies of the handout for staff and the Commissioners.

Commissioner Yoder thanked staff for their assistance with the arraignments and to be able to attend the Academy. He found the "affordable housing conference" very informative.

Chairman Costea agreed with Commissioner Yoder the information he received from the Academy was very valuable. He thanked the City Council for making the Academy available. He hoped that this would be available to all future Commissioners.

ORAL COMMENTS FROM STAFF:

Development Services Director stated that Administrative Secretary Ramirez would distribute the handouts for legislation "AB 1147" regarding massage therapy establishments. Adding, the City Council had placed a moratorium on new massage establishments back in December, 2014. Lastly, McDonalds was expected to start construction on April 13, 2015. The development plans have been approved and were ready to move forward. Assistant City Attorney Sparks sent her apologizes for not being present for the meeting, but she was not feeling well.

ADJOURNMENT:

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

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

Chairman Costea adjourned the meeting at 7:25 p.m.

Secretary, Planning Commission

Chairman Costea