

**MINUTES
LA PUENTE PLANNING COMMISSION
REGULAR MEETING OF
DECEMBER 6, 2016**

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 December 6, 2016, at 7:00 p.m.

CALL TO ORDER:

Chairperson Escalon called the meeting to order at 7:03 p.m.

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

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

Commissioners absent: None.

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

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Stowell.

ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSION: None.

A. MINUTES OF PREVIOUS PLANNING COMMISSION MEETING:

Reading of the Minutes of the Planning Commission meeting of November 1, 2016.

Commissioner Stowell moved to waive the reading and approve the Minutes of the Regular Meeting of November 1, 2016 as presented; seconded by Vice Chairman Dudley. The motion carried with the following roll call vote:

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

B. UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None

C. PUBLIC HEARING BEFORE THE PLANNING COMMISSION:

C-1 INITIAL STUDY / MITIGATED NEGATIVE DECLARATION AND MITIGATION, MONITORING AND REPORTING PROGRAM-CONSIDERATION OF RESOLUTION NO. 16-1497, MAKING FINDINGS AND RECOMMENDING THAT THE CITY COUNCIL ADOPT AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR VESTING TENTATIVE TRACT MAP NUMBER 73749, DEVELOPMENT AGREEMENT NUMBER 16-01, AND PLANNED DEVELOPMENT PERMIT NUMBER 1, FOR THE DEVELOPMENT OF 45 DETACHED CONDOMINIUM UNITS, LOCATED AT 747 DEL VALLE AVENUE IN THE CITY OF LA PUENTE, CALIFORNIA

Development Services Director Di Mario explained that agenda item's C-1, C-2 and C-3 were related to the same property located at 747 Del Valle Avenue. He then introduced Vanessa Munoz Willdan Traffic Engineer; Keeton Kreitzer CEQA Consultant, Los Angeles County Sheriff's Department Sergeant Shu, and Deputy Zamora. He also announced that there were plans and documents for the proposed development at the back table for the public to view. The Developer, La Puente Associates, LLC was also present with their team of consultants. They are seeking three entitlement approvals from the City. Development Agreement Number 16-01, Tentative Tract map No. 73749 and Planned Development Permit No. 1.

Development Services Director Di Mario then presented a PowerPoint presentation and the staff report stating that CEQA documents were sent to eighteen outside agencies such as; Hacienda La Puente School District, adjoining Cities, Los Angeles County Public Works; Los Angeles County Fire; Los Angeles County Sheriff; and the Utilities. The City did not receive any comments or questions during the review period. However, two letters were received after the deadline. A community meeting was held at Sierra Vista Middle School on November 3, 2016. The developer was present with sample boards to answer questions. Letters were mailed out to residents within 500 feet of the project notifying them of the public hearing, which is a requirement of the City's municipal code.

Keeton Kreitzer, CEQA Consultant presented the Initial Study adding that the Errata had some revisions.

Vanessa Munoz, Traffic Engineer, presented the report on the Traffic Impact Analysis.

Reina Schaetzel, Assistant Planner presented the proposed Site Plan and building elevations.

Chairperson Escalon opened the public hearing at 7:51 p.m.

Assistant City Attorney Sparks stated to the Commissioners that if any communication outside of their agenda packet was received now would be the appropriate time to make those announcements. Also, staff confirmed that all commissioners did live at least 500 feet from the proposed site and would not have a conflict of interest.

Chairperson Escalon stated that she had driven past the proposed site. Her residence was at least 1,000 feet from the proposed site.

Commissioner Stowell stated that he also lived about 1,000 feet from the site.

Vice Chairman Dudley stated that he had no communication with regards to the proposed project. However, he did attend the community meeting on November 3, 2016.

Commissioner Mendoza stated that she had no communication regarding the proposed site.

Commissioner Costea stated that he did have communication with city staff regarding the project.

Henry Nodal stated that he did not have any objections. He did have questions regarding public hearing noticing. He expressed concerns for children playing after school and no crossing guards at the intersections.

Development Services Di Mario responded that the City followed all posting requirements as stated in the City's municipal code. The public hearing notice was published in the San Gabriel Valley Tribune on November 23, 2016 which was at least ten days before the public hearing.

Mr. Deleon, A resident, stated that he was against the project and had concerns regarding traffic near Del Valle Elementary School. He stated that he would also like to start a petition against the project. His concern was for the children.

Vanessa Munoz, Willdan Traffic Engineer, stated that she had studied several schools in the area and that Del Valle Elementary was no different from the others studied. Ms. Munoz stated she would not define it as bad traffic, but, as bad driver behavior. The street does allow for this type of development and does not seriously impact traffic. Issues that must be addressed are bad pedestrian and vehicle behavior. Enforcement would be the best resolution to the issue.

Keeton Kreitzer, CEQA Consultant suggested that the school district make certain policy changes to prevent potentially hazardous conditions.

David Carmany, City Manager stated he would like to address some of the concerns facing the entire community and not necessarily this housing development. He stated that as the Traffic Engineer has said, there are some serious enforcement issues at all the school sites. The City is aware of these issues. The City has also been approved to receive a Federal Grant in the amount of \$800,000 to install flashing crosswalks at eight different school locations. The City was working very hard to resolve this issue as a community.

Marc Annotti, Principal, La Puente Associates, LLC stated that he was the Applicant for the proposed project. He then introduced his development team. He stated that he had read and was satisfied with the conditions of approval.

Lonny Losa, a resident, expressed concerns with limited space for parking on the Del Valle Avenue due to the accumulation of possessions in their garages. Assistant Planner Schaetzl clarified that the proposed garages are 19 x 19 ½ in size.

Gregory Howard, a resident, spoke against the project, expressing concerns for the children when exiting the school and crossing the street. Also, how do the children at Del Valle Elementary know about the project. Development Services Director Di Mario responded the public hearing notice was posted as required by the municipal code. The City went above the requirements and posted the notice in the school office along with the environmental documents. A meeting was held with the Principal to keep communication open.

Maria Deleon, a resident, spoke against the project. Adding, in her opinion no more homes were needed in the City.

Marty Paz, a resident, asked if the proposed garage sizes were up to code. Also, that he had attended the community meeting at Sierra Vista Middle School and had spoken to the developer.

Yvette, a resident, stated this project was very emotional to her and her neighbors. Her family cares for special needs children and expressed concerns for speeding drivers.

Ivy Sanchez, a resident, expressed her concerns regarding a crossing guard and lighted crosswalks at both Sierra Vista Middle and Del Valle Elementary Schools. She approved of enforcement making random visits. Development Services Director Di Mario responded that public safety is a priority to the City. The Sheriff Department was present to hear the public's concern firsthand.

With no other speakers, Chairperson Escalon closed the public hearing at 8:30 p.m.

Chairperson Escalon stated that she heard the concerns for the safety of the children during the peak hours. She has experienced first-hand the traffic problems with dropping off a child at school. This type of problem occurs at every school within our District and was not because of the proposed project being considered.

Commissioner Costea asked for clarification on the two comments that were received for the project. Development Services Director Di Mario responded that the one comment was from Los Angeles County Fire and the other from the Sanitation District which were included in the agenda packet and were also placed at the back table for the public.

Steve Reiner, Psomas Engineering, stated that they had not met with the Fire Department. However, the buildings would have sprinklers installed which do have adequate water supply. There will be a lock-box outside the gate for the Fire Department in case of an emergency.

Discussion ensued between the Development Services Director and the Commission on maneuvering distance, parking, garage size and landscaping.

Commissioner Costea expressed concerns regarding the call box and garbage truck pick-ups.

Navy Banvard, Architect with Van Tiburg, Banvard, Soderbergh, AIA, responded that the entrance was designed for guests being 12 feet wide and not intended for the garbage trucks. The garbage trucks would be driving in straight just like a resident would do.

Commission Costea then expressed concerns for privacy between the models No. 21 and No. 22.

Commissioner Mendoza questioned why 45 units and agreed with Commissioner Costea on privacy.

Development Services Director Di Mario responded that the municipal codes does allow for reduction of set-backs and was not at full capacity for total number of units.

Assistant City Attorney Sparks gave a brief explanation of relaxed development standards within the zoning code.

Mr. Banvard responded by giving an explanation of the bedroom layout.

Commissioner Costea stated that he would like to add a condition of approval for obscured windows or where the windows would align.

Mr. Annotti gave an explanation on the interior separation of the homes within the 5 feet and would add a condition of approval if that's what the commission would like to see.

Discussion ensued on the window height and privacy. Development Services Director Di Mario stated that these items would be addressed during plan check with the City's Building Department.

Vice Chairman Dudley expressed concerns regarding the crosswalk near Sierra Vista Middle School.

City Manager, Carmany responded that the City did not have the exact locations of the crosswalk upgrades at this time. However, the grant along with the engineering report would be brought before the City Council for approval.

Commissioner Escalon stated that this was important information for the public that had concerns with children crossing during peak hours. She asked the public to keep an eye for this public hearing to be heard at a future City Council meeting.

Development Services Director, Di Mario responded that he could be reached after the meeting to forward the locations of the crosswalks for anyone interested.

Commissioner Costea inquired about information regarding the benefit fee related to the project.

Assistant City Attorney Sparks responded through the Development Agreement, the developer has agreed to pay a "public benefit fee." She gave a brief description of the agreement.

Commissioner Mendoza questioned if there would be a Home Owners Association to handle any concerns.

Development Services Director Di Mario responded in the affirmative. The Covenants, Conditions & Restrictions (CC&Rs) was addressed in the conditions of approval which is reviewed by the City Attorney's office.

Assistant City Attorney Sparks stated that if the Commission would like to add any recommended requirements to be included in the CC&R's now would be the time to include

them in the record. She indicated preparing a new one for garages if a motion was made to approve the project.

Commissioner Costea stated that he had concerns regarding the garbage truck turn around. Development Services Director Di Mario responded that would be addressed in the conditions of approval.

Assistant City Attorney Sparks responded that it was important to voice any concerns now or this would have to be brought back for an amendment at a later date.

Development Services Director Di Mario stated that there were a total of three added conditions:

- 1.) Applicant/Developer shall install opaque windows, or in the alternative, not include windows on one side of the unit(s), to ensure privacy between the front porches and the neighboring units.
- 2.) To limit the percentage of the garage to be used as storage and/or to require cars to be first parked in the garage.
- 3.) The Applicant shall prepare and submit plans for a solid waste/refuse collection plan focusing on efficiency with input from the City's refuse provider and to the satisfaction of the Development Services Director.

Mr. Annotti responded that he agreed to the three added conditions.

Assistant City Attorney Sparks stated that she had a few other items that needed to be addressed in the resolutions; they do not change the outcome. If the Commission was to make a motion to approve the item she would like them to be included in the motion.

Development Services Director Di Mario stated that the resolution has been revised as Exhibit A, incorporating the standard conditions from the Fire Department to be reflected in the conditions of approval.

Assistant City Attorney Sparks stated that the Development Agreement and Development Permit resolutions were mirrored from the Vesting Tentative Tract Map resolution, adding that the developer was required to comply with all the conditions set forth in the Vesting Tentative Tract Map.

Mr. Annotti stated that he agreed with all the added conditions of approval.

Commissioner Costed moved to adopt Resolution No. 16-1497, Making Findings and Recommending that the City Council adopt an Initial Study and Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the Development Application No. 16-01, Planned Development Permit No. 1, and Vesting Tentative Tract Map No. 73749 for the Development of 45 single family detached, single condominium units and adopting the Errata located at 747 Del Valle Avenue along with the added conditions of approval; seconded by Vice Chairman Dudley.

The motion carried with the following roll call vote:

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

C-2 VESTING TENTATIVE TRACT MAP NO. 73749 – CONSIDERATION OF RESOLUTION NO. 16-1498, RECOMMENDING CITY COUNCIL APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 73749, FOR THE DEVELOPMENT OF 45 DETACHED CONDOMINIUM UNITS, LOCATED AT 747 DEL VALLE AVENUE, LA PUENTE, CALIFORNIA

Chairperson Escalon moved to adopt Resolution No. 16-1498, recommending that the City Council approve Vesting Tentative Tract Map No. 73749, including the revised Exhibit A Resolution and including the Fire conditions and to adopt the Mitigated Negative Declaration; seconded by Commissioner Costea. The motion carried with the following roll call vote:

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

C-3 DEVELOPMENT AGREEMENT NO. 16-01 AND PLANNED DEVELOPMENT PERMIT NO. 1 – 747-CONSIDERATION OF RESOLUTION NO. 16-1499 RECOMMENDING THAT THE CITY COUNCIL APPROVE DEVELOPMENT AGREEMENT NO. 16-01 AND PLANNED DEVELOPMENT PERMIT NO. 1 FOR THE DEVELOPMENT OF FORTY-FIVE (45) DETACHED CONDOMINIUM UNITS, LOCATED AT 747 DEL VALLE AVENUE, LA PUENTE, CALIFORNIA

Vice Chairman Dudley moved to adopt Resolution No. 16-1499 recommending that the City Council approve Development Agreement No. 16-01 and Planned Development Permit No. 1 and to include all the added conditions of approval and the Vesting Tentative Tract map; seconded by Chairperson Escalon. The motion carried with the following roll call vote:

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

D. NEW BUSINESS BEFORE THE PLANNING COMMISSION – None

ORAL COMMENTS FROM COMMISSION:

Commissioner Stowell spoke to the audience that their voices were heard. This item would be brought to the City Council meeting. Also, to take their concerns to the Hacienda La Puente School Board.

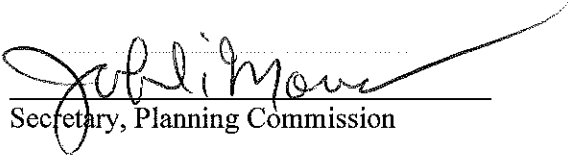
Chairperson Escalon, Commissioners Costea and Mendoza thanked staff and all who were present. They also wished everyone a Merry Christmas and thanked the City for hosting a wonderful Holiday Parade.

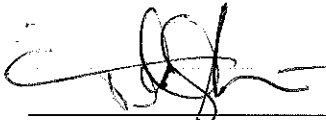
ORAL COMMENTS FROM STAFF:

Development Services Director Di Mario announced that City Hall would be closed for renovations over the Holiday Season. The January 3, 2017 Planning Commission meeting would be cancelled.

ADJOURNMENT:

With no further business, Chairperson Escalon adjourned the meeting at 9:30 p.m.


Secretary, Planning Commission


Chairperson Escalon