**MINUTES**
**LA PUENTE PLANNING COMMISSION**
**REGULAR MEETING OF**
**NOVEMBER 1, 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 November 1, 2016, at 7:00 p.m.

**CALL TO ORDER:**

Chairperson Escalon called the meeting to order at 7:00 p.m.

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

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

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Commissioner Mendoza.

**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.**

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

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

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

**C. PUBLIC HEARING BEFORE THE PLANNING COMMISSION:**

**C-1 MUNICIPAL CODE AMENDMENT** - CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ADDING CHAPTER 10.44 (MARIJUANA REGULATIONS) TO ARTICLE 3 (REGULATIONS APPLICABLE TO ALL ZONES) OF TITLE 10 (ZONING) OF THE LA PUENTE MUNICIPAL CODE TO PROHIBIT THE CULTIVATION, PROCESSING, MANUFACTURING, LABORATORY TESTING, LABELING, STORING, AND WHOLESALE AND RETAIL DISTRIBUTION OF CANNABIS IN THE CITY, AND PERMITTING THE PLANNING COMMISSION TO ADOPT REGULATIONS FOR THE PERSONAL CULTIVATION OF CANNABIS IN PRIVATE RESIDENCES, AND NOTICE OF EXEMPTION REGARDING SAME

Development Services Director Di Mario introduced the proposed Municipal Code Amendment and Assistant City Attorney Sparks.

Assistant City Attorney Sparks presented the staff report.

Chairperson Escalon opened the public hearing at 7:06 p.m.

With no speakers, Chairperson Escalon closed the public hearing at 7:07 p.m.

Development Services Director Di Mario stated that there was a typo on the staff report. The resolution was incorrectly numbered as 14-1496. The correct number for the resolution is 16-1496.

Commissioner Mendoza questioned if the City was getting ahead of itself by acting on this matter before the November 8, 2016 Election.

Assistant City Attorney Sparks responded that many cities have adopted an urgency ordinance to address this in case Proposition 64 passes. Unfortunately, the urgency ordinance did not pass when presented to the City Council. The other avenue that many cities are taking was, to adopt Municipal Code Amendments.

Chairperson Escalon moved to adopt Resolution No. 16-1496 recommending that the City Council adopt the Ordinance prohibiting cultivation, processing, manufacturing, laboratory testing, labeling, storing, and wholesale and retail distribution of cannabis in the City, and permitting the Planning Commission to adopt regulations for the personal cultivation of cannabis in private residences, and notice of exemption regarding same. Seconded by Commissioner Mendoza. The motion carried with the following roll call vote:

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

C-2 **CONDITIONAL USE PERMIT NO. 223-A,** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE CALIFORNIA, AMENDING UNCLASSIFIED USE PERMIT NO. 223, PERTAINING TO THE WIRELESS TELECOMMUNICATIONS FACILITY WITHIN THE ROOF TOP SIGN LOCATED AT 15427 AMAR ROAD, LA PUENTE, CALIFORNIA, AND NOTICE OF EXEMPTION REGARDING SAME

Development Services Director Di Mario introduced the item and presented the staff report.

Pat Barber, Real Estate Vice President with Smart & Final stated that the store was doing great. The Smart & Final Company made a commitment of $12,000,000 to this location. They hope to keep this sign that was highly visible and was very important to the store. He then gave a brief history of their contribution to the local community.

Chairperson Escalon thanked Mr. Barber for the commitment Smart & Final has made. She also agreed that the sign was a big part of the economic growth to the area.

Chairperson Escalon opened the public hearing at 7:28 p.m.

With no speakers, Chairperson Escalon closed the public hearing at 7:29 p.m.

Vice Chairman Dudley moved to adopt Resolution No. 16-1494, approving Conditional Use Permit No. 223-A amending the conditions of an existing Unclassified Use Permit pertaining to the wireless telecommunications facility within the roof top sign structure located at 15427 Amar Road, La Puente, CA and notice of exemption regarding same, until the year 2030. Seconded by Commissioner Stowell. The motion carried with the following roll call vote:

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

## D. NEW BUSINESS BEFORE THE PLANNING COMMISSION

D-1 SIGN PLAN APPLICATION NO. 1112-B - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, AMENDING MASTER SIGN PROGRAM NO. 1112 AND 1112-A, TO ALLOW THE ROOF SIGN TO REMAIN AT THE PROPERTY LOCATED AT 15427 AMAR ROAD, LA PUENTE, CALIFORNIA, AND RESTRICTING USAGE OF THE ROOF SIGN TO ONE TENANT, AND NOTICE OF EXEMPTION REGARDING SAME

Assistant City Attorney Sparks clarified for the Commission that the staff report for Agenda Item C-2 was the exact same for Agenda Item D-1; no additional staff report would be given.

Chairperson Escalon moved to adopt Resolution No. 16-1495 approving Sign Plan Application No. 1112-B, amending the Master Sign Program to allow for the continued use and maintenance by one tenant of the existing roof mounted sign structure located on the building at 15427 Amar Road, and notice of exemption regarding same. Seconded by Vice Chairman Dudley. The motion carried with the following roll call vote:

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

D-2 REVIEW AND EVALUATION OF COMPLIANCE WITH CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 272, 16101 Old Valley – Prime Time Basketball Association

Assistant Planner Schaetzl presented the staff report.

Prime Time Basketball Association Representative, Ace Lee, stated that he would get the items such as the landscaping and permits done as soon as possible.

Commissioner Stowell stated that he often drives by the location and noted that most of the activity was in the evening. He asked Mr. Lee if the requests by staff were reasonable. He noted the fact that we are in a drought. He also understands that there was an irrigation issue and asked Mr. Lee if he would be able to rectify the problem.

Mr. Lee responded that he would have the irrigation fixed and replace the dead plants.

Vice Chairperson Dudley motioned to receive and file the report and directed staff to review the Conditional Use Permit in three (3) months. Seconded by Chairperson Escalon. The motion carried with the following roll call vote:

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

**ORAL COMMENTS FROM COMMISSION:**

Commissioner Mendoza stated that she would like to thank the City and staff for the 25th Annual Main Street Run 2016. The event was a great success. She congratulated the City Council for continuing the education fund for students to continue their education.

**ORAL COMMENTS FROM STAFF:**

Development Services Director Di Mario stated that the next regular scheduled meeting for December 6th the Planning Commission will be considering the proposed single family development located at 747 Del Valle Avenue. He shared that the City will be participating in a community meeting for residents in and around that neighborhood on Thursday, November 3rd at 7:00 p.m. at Sierra Vista Middle School. The developer will present the project and answer any questions for the public.

Chairperson Escalon asked if the information would be available on-line.

Development Services Director Di Mario responded that all the information would be made available on the City's web-site and Facebook page and a notice would be mailed out to the residents living near the project.

**ADJOURNMENT:**

With no further business, Chairperson Escalon adjourned the meeting at 7:50 p.m.

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Secretary, Planning Commission Chairperson Escalon