

CITY OF LA PUENTE
SPECIAL PLANNING COMMISSION MEETING
MINUTES OF
SEPTEMBER 20, 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 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 September 20, 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.

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

Commissioners absent: None.

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

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Dudley.

ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSION: None

A. MINUTES OF PREVIOUS PLANNING COMMISSION MEETING:

A-1. Reading of the Minutes of the Planning Commission meeting of August 3, 2016.

Commissioner Costea moved to waive the reading and approve the Minutes of the special meeting of August 3, 2016 as presented; seconded by Commissioner Stowell.

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 CONSIDERATION OF A RESOLUTION ACCEPTING THE SURRENDER OF UNCLASSIFIED USE PERMIT NOS. 156 AND 197, AND APPROVING CONDITIONAL USE PERMIT NO. 276 TO ALLOW THE ON-SITE SALE OF BEER AND WINE AT AN EXISTING RESTAURANT LOCATED AT 17371 VALLEY BOULEVARD, LA PUENTE, CALIFORNIA, AND NOTICE OF EXEMPTION REGARDING SAME

Development Services Director Di Mario introduced the item with a brief explanation of Unclassified Use Permit (UUP) No. 156 and Assistant Planner Schaetzl who presented the staff report and gave a PowerPoint presentation.

Commissioner Mendoza questioned how the Alcohol Beverage Control (ABC) license was acquired.

Development Services Director Di Mario explained the process for the City of La Puente. Adding, the restaurant cannot sell alcohol until the CUP and the ABC permits are approved.

Chairperson Escalon stated that she would like for the restaurant to do well and prosper. It has changed ownership many times in the past few years.

Vice Chairman Dudley asked how long the property had been vacant and if the crime statistics report was per calendar year.

Assistant Planner Schaetzl responded it had been vacant for almost two years and the crime report was for a twelve month period.

Chairperson Escalon opened the public hearing at 7:13 p.m.

The Applicant, Anabel Velasquez Santa Cruz gave a brief description of the restaurant and the time to bring the property up to her standards. There were problems with graffiti and loitering which is an issue at this location. She explained that there was a mistake on the menu, they are not selling beer and wine and this time.

Commissioner Costea complimented the restaurant and wished the applicant much success.

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Chairperson Escalon called for anyone wishing to speak during the public hearing, with no speakers she closed the public hearing at 7:19 p.m.

Commissioner Mendoza moved to adopt Resolution No. 16-1489, accepting the surrender of UUP Nos. 156 and 197, and approving Conditional Use Permit No. 276 to allow the on-site sale of beer and wine at an existing restaurant located At 17371 Valley Boulevard, La Puente, California, and Notice of Exemption regarding same; 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-2 CONSIDERATION OF A RESOLUTION ACCEPTING THE SURRENDER OF UNCLASSIFIED USE PERMIT NO. 205, AND APPROVING CONDITIONAL USE PERMIT NO. 277, FOR AN ADULT DAY HEALTH CARE FACILITY LOCATED AT 13907 AMAR ROAD, "D", LA PUENTE, CALIFORNIA AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Development Services Director Di Mario introduced the item and Assistant Planner Schaetzl who presented the staff report and gave a PowerPoint presentation.

Assistant City Attorney Sparks stated that she would like to add to Assistant Planner Schaetzl's report; that for the facility "Voice" the resolution was conditioned upon the passage of the UUP that was up for consideration.

Commissioner Costea expressed concerns for a set of stairs that appear on the floor plan.

Assistant Planner Schaetzl responded the stairs were not part of the facility they belong to a separate unit.

Chairperson Escalon asked for clarification regarding Handicapped parking.

Assistant City Attorney Sparks responded that one of the requirements under the resolution are; they must comply with the City's Municipal Code and the California Building Code which includes ADA parking.

Commissioner Costea asked for clarification regarding client pick-up and drop-off.

Assistant Planner Schaetzl responded she would let the applicant answer the question. However, it was included as a requirement under the Conditions of Approval.

Chairperson Escalon asked for clarification regarding the kitchen whether it was for the clients or staff.

Chairperson Escalon opened the public hearing at 7:36 p.m.

The Applicant, Lester Spoelstra gave a brief history of the center and a description of the services his facility provides. In response to Chairperson Escalon's question; the clients bring a sack lunch and do not use the kitchen to prepare meals.

Development Services Director Di Mario stated that he would like to propose an additional condition of approval regarding the drop off of clients to the facility to read as follows; "the Applicant shall work with the property owner to prepare a vehicle drop off and pick up circulation plan for clients to the satisfaction of the Development Services Director."

Mr. Spoelstra responded that he agreed to the additional condition.

Mr. Mark Brazeau stated that he was present to support Mr. Spoelstra.

Commissioner Costea thanked the Mr. Spoelstra for the work he does for his special clients.

With no other speaker, Chairperson Escalon closed the public hearing at 7:47 p.m.

Commissioner Costea moved to adopt Resolution No. 16-1490, accepting the surrender of UUP No. 205, and approving Conditional Use Permit No. 277, for the operation of an adult day care facility, "Voices" at 13907 Amar Road "D" along with the additional Condition of Approval and Notice of Exemption regarding same; 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-3 CONSIDERATION OF A RESOLUTION ACCEPTING THE SURRENDER OF UNCLASSIFIED USE PERMIT NO. 254, AND APPROVING CONDITIONAL USE PERMIT NO. 278, FOR AN ADULT DAY HEALTH CARE FACILITY LOCATED AT 13909 ½ AMAR ROAD, LA PUENTE, CALIFORNIA AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Development Services Director Di Mario introduced the item and Assistant Planner Schaetzel who presented the staff report and gave a PowerPoint presentation.

Commissioner Costea asked for clarification regarding the new program "Life Sharing".

Assistant Planner Schaetzl responded that "Life Sharing" is a similar program to "Voices".

Chairperson Escalon opened the public hearing at 7:53 p.m.

Mr. Mark Brazeau stated that he was present to support Mr. Spoelstra.

Commissioner Costea stated that he would like to comment on the compassion and the dedication that Mr. Spoelstra has for his clients.

Mr. Spoelstra stated that their patients come from the San Gabriel/ Pomona Regional Center. State and federal money helps pay for their care.

With no other speakers, Chairperson Escalon closed the public hearing at 7:56 p.m.

Development Services Director Di Mario stated that he would like to propose an additional Condition of Approval regarding the drop off and pick up of clients, to read as follows; "the Applicant shall work with the property owner to prepare a vehicle drop off and pick up circulation plan for clients to the satisfaction of the Development Services Director."

Mr. Spoelstra responded that he agreed to the additional condition.

Chairperson Escalon moved to adopt Resolution No. 16-1491 accepting the surrender of UUP No. 254, and approving Conditional Use Permit No 278 to allow the operation of an adult day care facility, "Life Sharing" at 13909 ½ Amar Road and with the additional Condition of Approval and Notice of Exemption regarding same,; seconded by Commissioner Mendoza. 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

D-1 CONSIDERATION OF RESOLUTION MAKING CERTAIN FINDINGS CONCERNING THE ACCEPTANCE OF AN EASEMENT GRANT DEED FOR ROAD PURPOSES AT 305 NORTH SUNSET AVENUE, LA PUENTE, CALIFORNIA, WITH RESPECT TO THE CONSISTENCY OF THE PROPOSED ACCEPTANCE WITH THE CITY'S GENERAL PLAN, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65402, SUBDIVISION (a)

Development Services Director Di Mario presented the staff report.

Chairperson Escalon asked for clarification on the weight limit and types of transportation trucks.

Development Services Director Di Mario responded that the city had designated truck routes which are not changing. The City of Industry was leading the project to alter the intersection by widening of the curb return radius to make it easier for trucks traveling east bound on Nelson Avenue to make wide turns and south on Sunset Avenue.

Commissioner Costea asked for clarification of the north west corner.

Development Services Director Di Mario responded that the street widening would be on the opposite corner.

Commissioner Costea moved to adopt Resolution No. 16-1492 accepting an Easement Grant Deed for road purposes at 305 North Sunset Avenue, La Puente, California, with respect to the consistency of the proposed acceptance with the City's General Plan, pursuant to California Government Code section 65402, subdivision (A); 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.

ORAL COMMENTS FROM COMMISSION:

Commissioner Costea thanked staff for a job well done.

ORAL COMMENTS FROM STAFF:

Development Services Director Di Mario stated that the next Planning Commission meeting would be held in two weeks on October 4, 2016. Development Services Director Di Mario also stated that Staff participated in a conference call last week hosted by the Department of California Food and Agriculture regarding the development of regulations to establish cannabis cultivation licensing as part of the medical cannabis cultivation program. The city's municipal code currently prohibits the establishment and operation of medical marijuana. However, further prohibitions may be needed to the City's zoning code depending on what occurs at the November Election for the Adult Use of Marijuana Act.

Commissioner Costea asked if the Measure passes then the City would be obligated to create a use for it.

Assistant City Attorney Sparks responded that there would be certain parts of the Adult Marijuana Act that the city would have to comply with such as personal cultivation in the home of up to six plants. However, the City would not have to allow for the recreational sale of marijuana similar to what the courts have decided for medical marijuana. Each City can decide

for its self which was already built into the language of the proposed Act. The City would be able to ban or regulate the recreational sale.

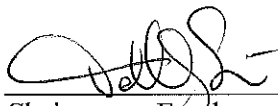
Commissioner Costea asked if the City was looking at blocking the Act and if the City could block the cultivation at home.

Assistant City Attorney Sparks responded the City would be able to ban or prevent sales under the Act with regulations. The City cannot block the cultivation of six plants at one's home.

ADJOURNMENT:

With no further business, Chairperson Escalon adjourned the meeting at 8:10 p.m.


Secretary, Planning Commission


Chairperson Escalon