

CITY OF LA PUENTE
REGULAR PLANNING COMMISSION MEETING
MINUTES OF
APRIL 5, 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.lapueente.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 5, 2016, at 7:00 p.m.

CALL TO ORDER:

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

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

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

Commissioners absent: None.

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 Chairperson Mendoza.

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 March 1, 2016.

Vice Chairman Perez moved to waive the reading and approve the Minutes of the regular meeting of March 1, 2016 as presented; seconded by Commissioner Costea.

The motion carried with the following roll call vote:

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

B - PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION:

B-1 CONDITIONAL USE PERMIT NO. 274 - CONSIDERATION OF A RESOLUTION TO ALLOW THE ON-SITE SALE OF BEER AND WINE AT A RESTAURANT LOCATED AT 1665 N. HACIENDA BOULEVARD, LA PUENTE, CALIFORNIA, AND NOTICE OF EXEMPTION REGARDING SAME

Development Services Director Di Mario introduced Conditional Use Permit No. 274.

Chairperson Mendoza opened the public hearing at 7:04 p.m.

Development Services Director Di Mario announced that the City had received eight public comments by email for the public hearing. Copies of the emails have been placed on the dais for the Commission and copies for the public have been placed on the back table. The comments that were received are complaints regarding the South Hills Square Shopping Center which has twelve different parcels with twelve different owners. He then read a summary of each email.

Vice Chairman Perez asked for clarification that the application was for a restaurant and not a bar. He also stated that issues being brought to the Commission's attention was for problems with the shopping center as a whole and not issues for the restaurant.

Development Services Director Di Mario responded the application was for a restaurant.

Commissioner Costea clarified that the exit door at the rear of the restaurant was not for customers to exit or enter. However, it was to remain unlocked during business hours per the Los Angeles County Fire Code.

Assistant Planner Schaetzl presented the staff report and PowerPoint presentation.

Assistant City Attorney Sparks explained the noticing requirements per the La Puente Municipal Code for alcohol use.

Discussion ensued on the issuance of an Alcohol Beverage Control (ABC) license and the Conditional Use Permit (CUP). Also, the meaning of 49% sale of alcohol and 51% sale of food.

Vice Chairman Perez stated that the layout of the restaurant was a very small piece of property only less than 10% of the whole shopping center.

Development Services Director Di Mario stated that the property is broken up into twelve parcels with twelve different owners which have to work together. They need to have pride of ownership

for the center. There are some challenges with this shopping center. The City recognizes and appreciates the neighbors from West Covina for participating and sharing comments. We will work with the property managers/owners to try to resolve these issues.

Vice Chairman Perez asked if the shopping center had participated in a common maintenance program.

Development Services Director Di Mario responded usually shopping centers like this have a common payment to pay for maintenance services. The city was not aware if this shopping center had this type of agreement.

Chairman Costea asked if the shopping center can be forced into making sure the center was managed properly so that the owners of the property have some accountability.

Development Services Director Di Mario responded that he had experienced this in other communities where the city had actually prepared documents to assist the property owners with issues regarding their shopping centers. Communication would be the starting point to help resolve some of these issues.

Chairperson Mendoza called for anyone from the public wishing to speak.

Amy Dooks, resident of West Covina; spoke in regards to problems due to the low block wall at the rear of the property. Her suggestion was to make the wall higher for better security and she would like to increase the restaurant food sales from 51% to 65% instead of 51%.

Art Ballin, resident of West Covina; stated that his property was close to the proposed restaurant and wanted to let the applicant know that it was nothing personal. However, the shopping center had a lot of problems and when liquor is added it only makes things worse. He was requesting that the part of the block wall that had fallen a few years back be repaired.

Sam Aloway, resident of West Covina; stated that most of the issues have been covered and discussed. However, he understands that the restaurant being proposed is only 10% of the shopping center and understands businesses need to prosper he is asking the Commission to consider the neighborhood before making a decision.

Michael Flowers, resident of West Covina; stated that he has organized a neighborhood watch meeting, he was also on the West Covina Board of Education. He has experienced individuals jumping over the block wall entering his back yard. He explained that these are all items that can be fixed in a short time. He stated that he had spoken to the restaurant owner and would like to work with him to make his business successful.

Robert Aguirre, the Applicant, stated that he understood the concerns of the community and the on-going issues with the shopping center. He clarified that his application was for a restaurant and not a bar. He presented the Commission with a packet of recommendation letters which were also placed on the table for the public and entered into the record. He was the owner of another company which has 180 employees; he is also a resident of La Puente. He was asking for an

opportunity to open his business. He stated he is willing to assist with any of the issues being brought up in the shopping center. The concerns he was hearing were for the shopping center and not for his restaurant. Mr. Drooks explained to Mr. Aguirre that the residents of West Covina saw an opportunity to speak up and they took it. This was not an attack personal on his proposed restaurant.

Vice Chairman Perez stated that it was not the applicant's responsibility to make repairs to the center or to fix all the on-going issues. The applicant was just trying to get his business started.

Marty Paz, resident of La Puente, spoke in favor of CUP No. 274. His only concern was for the hours of operation and the hour's beer and wine was to be served. He also asked who built the block wall when the shopping center was first built.

Commissioner Escalon stated that she would like to thank the residents for participating in the meeting and voicing their opinions. She understands that the shopping center has some on-going problems. She was hoping to see some improvements with management and the responsible parties.

Commissioner Costea stated that he would like to thank the residents of West Covina for attending. He suggested that the residents pursue the issues being brought up with management of the shopping center.

With no other speakers, Chairperson Mendoza closed the public hearing.

Vice Chairman Perez moved to approve Resolution No. 16-1485 approving Conditional Use Permit No. 274 and Notice of Exemption regarding same; seconded by Chairperson Mendoza. The motion carried with the following roll call vote:

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

Chairperson Mendoza thanked the public for voicing their issues. She stated the Commission was very concerned for our neighbors in West Covina and for local businesses. This was something that needed to be addressed and working together it can get resolved.

Development Services Director Di Mario stated he and Assistant Planner Schaetzel would work on scheduling a meeting with the property owners/managers regarding the concerns being brought up tonight.

C- UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION:

C-1 SITE PLAN AND DESIGN REVIEW NO. 1131 – CONSIDERATION OF A RESOLUTION DENYING SITE PLAN AND DESIGN REVIEW NO. 1131 FOR CONSTRUCTION OF A DRIVE-THROUGH CARWASH FACILITY LOCATED AT 1103 NORTH HACIENDA BOULEVARD, LA PUENTE, CALIFORNIA, AND NOTICE OF EXEMPTION REGARDING SAME

Development Services Director Di Mario introduced Site Plan and Design Review Application No. 1131.

The Applicant, Daniel Lee stated that he heard the commissions concerns from the meeting on March 1, 2016. He and his architect went back to the drawing board to propose a new site plan. He understood that tonight's meeting was a resolution to deny the previous site plan of the revised site plan.

The Architect, Leon Felus spoke of the technical details of the lay-out. He spoke of a revised site plan. He would work with City staff at a future date to propose a formal presentation.

Mr. Lee provided the Commission with a copy of a revised site plan which was also placed on the public table. He then went over the hand-out which was various car washes in different cities.

Commissioner Costea asked for clarification on the process for the applicant to re-submit his application.

Assistant City Attorney Sparks responded that one option would be to not make a decision on the resolution to deny the application. The Planning Commission could then direct staff to work with the applicant to bring back a revised site plan. That would give the applicant another opportunity to bring back the application with changes made to the site plan.

Commissioner Costea expressed that he had concerns with the U-turn. He was pleased to see the applicant making revisions to the site plan.

Marty Paz, resident of La Puente, spoke in favor of the application and small business owners.

Kevin Chang, Valero Gas Station, 15135 E. Amar Road, La Puente, spoke against the application.

Vice Chairman Perez stated that the Commission was not telling people how to run their business. The Commission's job was to make sure that businesses and projects are safe and built correctly.

Commissioner Costea stated that he would like to make a motion to table the application.

Assistant City Attorney Sparks stated that if an item was tabled it then requires the matter to come back several times. She suggested that staff could get direction to work with the applicant to bring back the application at a later date.

Commissioner Costea moved to direct staff to work with the applicant to bring back a revised Site Plan and Design Review Application No. 1131; seconded by Vice Chairman Perez. The motion carried with the following roll call vote:

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

D- NEW BUSINESS BEFORE THE PLANNING COMMISSION - None

ORAL COMMENTS FROM COMMISSION: None

ORAL COMMENTS FROM STAFF:

Development Services Director Di Mario stated that construction for the new Aldi Market on Hacienda Boulevard was going smoothly and hope to open by the end April.

ADJOURNMENT:

With no further business, Chairperson Mendoza adjourned the meeting at 8:45 p.m.


Secretary, Planning Commission


Chairperson Mendoza