CITY OF LA PUENTE

REGULAR PLANNING COMMISSION MEETING

MINUTES OF

MARCH 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 March 1, 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 Vice Chairman Perez.

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 February 2, 2016.**

Vice Chairman Perez moved to waive the reading and approve the Minutes of the regular meeting of February 2, 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- UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None

C- NEW BUSINESS BEFORE THE PLANNING COMMISSION:

C-1 SITE PLAN AND DESIGN REVIEW NO. 1131 – CONSIDERATION OF A RESOLUTION APPROVING SITE PLAN AND DESIGN REVIEW NO. 1131 TO ALLOW THE 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 the Site Plan and Design Review application and Assistant Planner Schaetzl.

Assistant Planner Schaetzl presented the staff report along with a PowerPoint presentation.

The Applicant, Daniel Lee introduced himself and thanked the Commission for considering his project.

Vice Chairman Perez stated that he approves of the design but, questioned the location.

Mr. Lee responded that he realized his project was on the same block as La Puente Car Wash. However, he targeted the location due to it being a perfect size for the type of project he was proposing. He added that the two car washes provide two different types service. He hoped to share the same customers.

Commissioner Costea stated that he agreed with Vice Chairman Perez's concerns. He also did not think that sharing customers was fair. He thought it might be better if the proposed project was a little further away from La Puente Car Wash. He had some questions regarding the development but requested to speak last since his questions may become time consuming.

Commissioner Escalon thanked Mr. Lee for choosing the City of La Puente for his project. She agreed that the location of the proposed projected was in desperate need of re-vamping. She understood the concerns of multiple car washes. However, if the City's Municipal Code allows for this type of project then a new business is welcomed in her opinion. She asked for clarification under the drive-through requirements.

Assistant Planner Schaetzl responded that they meet the required space for the curb cut.

Commissioner Escalon also questioned the Americans with Disabilities Act (ADA) requirements throughout the actual building. She also asked to see samples or graphics of the split-face block.

The Architect, Leon Felus responded that they have followed the California Building Code Requirements for the project. He then described areas of the sidewalk and crosshatch. The office and restrooms are all ADA compatible; there was also a handicapped vacuum stall. He then passed around to the Commissioners a color board of materials to be used on the project.

Development Services Director Di Mario stated that the split-faced block wall was addressed in the resolution under the conditions of approval.

Commissioner Escalon requested information regarding the water clarifier. She also commented that she was happy to see a 7" foot wall toward the back of the project facing the residential neighborhood.

Mr. Felus responded the water that was used to wash the vehicles will enter the clarifier then a certain percentage will recycle back for the next vehicle so that 100% of fresh water would not be used for each vehicle being washed.

Chairperson Mendoza questioned if water from the clarifier ever seeps into the ground or released into the public right-of-way. Explaining that she had concerns on what enters the ground from previous situations.

Mr. Felus responded that the water that does not get recycled gets pushed into the sanitary sewer. The storm-water runoff would get collected, retained onsite and then run that water through a landscape planter. Or another option is to have an underground water filtration system. Mr. Felus added that La Puente has adopted the California Green Building Code.

Commissioner Costea questioned the apron that was being eliminated to the east of the property which was 36½" feet; the new apron was at 28" feet he understood that meets requirements. However, the wheel base on his vehicle could barely make the turn and you almost have to make a U-turn to enter the property. Not every vehicle that enters will be a compact car and he sees this issue creating a problem, in his opinion. He would like to recommend an additional condition of approval to have the apron size increased. His other concern was the pay station if for some reason that went down that would cause a major traffic jam onto Hacienda Boulevard. The design looks great on paper any water coming off those tires on the south side of the car wash is going to go to the adjacent property. Commissioner Costea asked Mr. Lee if he had a plan in case the pay station went down; where would the vehicles go to not to create a traffic jam onto Hacienda Boulevard.

Mr. Lee responded that there was a manual switch to lift the gate and take full advantage of the escape lane. If it was unrepairable then it would be closed off to make the repair; they also had an option to have a cash register on site to take cash payments. He explained that one employee would be on site to assist with any situations that may arise.

Commissioner Costea stated that his added condition of approval would be to enlarge the apron. He also would like a condition or plan in place for when the pay-station malfunctions.

Mr. Lee responded that he would provide a written plan for this issue.

Commissioner Costea would like to make sure there is a sediment control plan during construction.

Mr. Felus responded that the project would affect 5,000 square feet of area. They would have to put in "swipp" program for storm water pollution prevention, which the city would have to approve.

Commissioner Costea stated that the conditions of approval were a little vague and just wanted to be clear. He then thanked Mr. Lee and Mr. Felus for their time.

Chairperson Mendoza stated that she had some concerns for the residential properties located at the rear of the project; she noticed swimming pools in the aerial pictures she'd like to make sure those residents were not impacted with the dust or dirt from the construction. She asked if any communication would be done with the residents

Mr. Felus responded yes, the issues were addressed in the conditions of approval.

Development Services Director Di Mario stated in the resolution on page number 5 under the conditions of approval it states; the Applicant's contractor shall reduce dust with frequent watering of the subject property.

Chairperson Mendoza responded that she would like to recommend that a condition of approval be added: to communicate on a weekly basis with the residents who would be impacted by the construction site. She would like the City to be pro-active.

Commissioner Costea asked Mr. Lee if he was willing to increase the size of the apron.

Mr. Lee responded yes, he believes it can be increased toward the north side.

Discussion ensued on the landscape and ADA access.

Chairperson Mendoza asked if approved when was the expected start date of the project.

Development Services Director Di Mario responded after approval and plan check it could take a few weeks.

Mr. Lee responded that from the day they break ground to washing of vehicles it could take six to eight months.

Chairperson Mendoza asked if anyone from the public wished to speak to please come forward.

Mr. Roland Hovhanesyan representing his brother and partner for La Puente Car Wash spoke against the proposed project. Adding, that his car wash has over twenty-five employees. His car wash provided space for at least 30 vehicles at a time.

Ann Liu representing the Valero Gas Station and Car Wash located at 15135 Amar, spoke against the proposed project. She also provided the Commission with a map of car washes located through-out the city.

Rich Hector stated that the public has the right to choose and to benefit by having the best and most competitive businesses in the city.

Peter Wang representing Amar Spot Free Car Wash located at Amar Road and Willow Avenue spoke against the proposed project.

Kevin Chang owner of the gas station on Amar and Unruh spoke against the proposed car wash.

With no other speakers, Chairperson Mendoza entertained for a motion.

Chairperson Mendoza asked if there was a traffic study for peak hours of operation for car washes.

Mr. Lee responded peak hours are from 7:30 – 9:00 a.m.; 11:00 – 1:00 p.m.; and 5:00 – 7:00 p.m. for weekday and Saturday's and Sunday's from 7:30 – 2:00 p.m.

Chairperson Mendoza asked if the project was to get approved and issues arise once the business was in operation, how would the city make sure the business owner was in compliance.

Development Services Director Di Mario responded the City would work with the applicant to remedy the situation.

Assistant City Attorney Sparks clarified that the Site Plan and Design Review were the only items currently being discussed and the Minor Use Permit was a separate matter.

Chairperson Mendoza entertained for a motion. With no response, she asked the Commission if they would like to have this item continued.

Chairman Costea moved to disapprove Site Plan and Design Review No. 1131; seconded by Commissioner Escalon. Due to technical difficulties the Commission did a roll call vote: The motion carried with the following roll call vote:

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

Assistant City Attorney Sparks stated that the motion passed to deny the Application. Under the Municipal Code there must be certain findings to deny an application and the resolution was not

prepared for denial. Direction was needed from the Commission as to the findings to deny the Application. She then read from the La Puente Municipal Code the reasons for findings to deny.

Chairperson Mendoza requested input from the Commission.

Commissioner Escalon responded that her findings were potential traffic congestion along Hacienda Boulevard.

Vice Chairman Perez responded that his findings were traffic and the circulation of traffic going into the car wash.

Commissioner Costea responded that his findings were ingress/regress which he believes to be a public safety issue and the developmental function of the kiosk system possibly causing a backup of traffic.

Assistant City Attorney Sparks stated that she would like to go through the balance of the findings. She read them out loud. Also, the application would have to be brought back to the next regular scheduled Planning Commission meeting with a resolution to deny.

D- PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION:

Assistant City Attorney Sparks announced that Item No. C-1 Site Plan and Design Review No. 1131 on the agenda did not pass that would make agenda Item No. D-1 Minor Use Permit No. 4 to allow the operation of a drive-through carwash located at 1103 North Hacienda Boulevard irrelevant and there was no need for a public hearing and the item would not be heard tonight and requested that Item No. D-1 be removed from the agenda.

ORAL COMMENTS FROM COMMISSION:

Chairperson Mendoza stated that she would like to make a comment on the outcome of the meeting saying that she respected the commission's input and concerns. She expressed how she understood the competitive nature of the business.

Commissioner Escalon stated that she would like to thank the business owners and employees for attending tonight's meetings and voicing their opinions on topics that are very important.

Vice Chairman Perez stated that he would like to thank the citizens of La Puente and La Puente Car Wash for being present and expressing their concerns for their jobs. He also thanked staff and Assistant City Attorney Sparks for doing a great job. As for the Applicant he understood that this was a costly project and perhaps with some changes it could be a valuable project.

Commissioner Costea stated that he would like to thank both business owners for being present. He explained to Mr. Lee that he understands that a lot of time was spent with the architect and that was a costly expense; he appreciated Mr. Lee wanting to bring his business to La Puente.

ORAL COMMENTS FROM STAFF:

Development Services Director Di Mario stated that Jersey Mike's Subs located in the El Super Shopping Center on Hacienda Boulevard will be having their soft opening Wednesday, March 2, 2016. The Valley Boulevard Wall Phase III Groundbreaking was held on Friday, February 26, 2016, demolition has begun; the project should be completed by June, 2016. Aldi Market on Hacienda Boulevard was running smoothly they are scheduled to open by the end April, 2016.

ADJOURNMENT:

With no further business, Chairperson Mendoza adjourned the meeting at 8:20 p.m.

Secretary, Planning Commission

Chairperson Mendoza