CITY OF LA PUENTE

REGULAR PLANNING COMMISSION MEETING

MINUTES OF

JANUARY 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.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 January 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:	City Manager Carmany, 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 Commissioner Costea.

ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSION: None

MINUTES OF PREVIOUS PLANNING COMMISSION MEETING:

1. Reading of the Minutes of the Planning Commission meeting of December 1, 2015.

Chairperson Mendoza moved to waive the reading and approve the Minutes of the regular meeting of December 1, 2015 as presented; seconded by Vice Chair Perez.

The motion carried with the following roll call vote:

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

PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION:

2. CONTINUED PUBLIC HEARING - CONSIDERATION OF A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 272 - TO ALLOW INDOOR BASKETBALL COURTS AS A COMMERCIAL RECREATION AND ENTERTAINMENT USE AT AN EXISTING 25,300 SQUARE FOOT WAREHOUSE BUILDING IN THE COMMERCIAL-MANUFACTURING ZONE FOR THE PROPERTY LOCATED AT 16101 OLD VALLEY BOULEVARD, AND NOTICE OF EXEMPTION REGARDING SAME

Chairperson Mendoza announced that this item was continued from the Planning Commission meeting of December 1, 2015. She then asked if the City had received written communication regarding this item.

Administration Secretary Ramirez responded that no communications had been received.

Development Services Director Di Mario began to present Conditional Use Permit No. 272. Adding that the numbering in the Resolution under the Conditions of Approval had been numbered incorrectly and a new revised copy had been placed on the dias and on the back table for the public.

Assistant Planner Schaetzl presented a PowerPoint presentation and staff report.

Development Services Director Di Mario stated that he was requesting changes to the Resolution under the Conditions of Approval for Number's 5, 6, and 29. He then read the revised Conditions of Approval so the applicant was clear.

Chairperson Mendoza asked for clarification regarding the hours of operation and intervals between the basketball games.

Development Services Director Di Mario responded that the applicant was requesting to eliminate the 30 minute intervals between games and was asking the Commission to consider allowing back-to-back games.

Chairperson Mendoza called for anyone from the public for or against this matter to come forward.

Frank Sanchez, business owner, stated that staff had done a great job and he was pleased with the presentation and the staff report. He spoke in favor of the project and was looking forward to a business in the city that promoted good health.

Mr. Ace Lee, Prime Time Basketball Association, wished everyone a Happy New Year. He was available to answer any questions that the Commission may have.

Vice Chairman Perez asked how many spectators were expected per game and what plans for security.

Mr. Lee responded that spectators varied on each induvial game. He was not sure of the exact count, perhaps 20 players and spectators per game, adding that 50 would be the maximum. There are bleachers provided for spectator seating. As for security, Mr. Lee responded that an employee would be trained to handle situations as they arise.

Discussion ensued between the Commissioners and Mr. Lee regarding interval times between the basketball games.

Commissioner Costea expressed concerns with vehicle parking and participate overcrowding between game times.

Mr. Lee responded that it was hard to predict how many players would be scheduled at one time. Once a game flyer had been released he must stick to that schedule. He would not be able to move the games once a schedule has been set. Speaking from experience he does not fore see any problems.

Commissioner Escalon expressed concerns with doors being closed while games are being played and no ventilation in the building.

Mr. Lee responded that warehouses with roll-up doors at the dock also typically place a fence around the area to allow ventilation. He was in the process of receiving some quotes to install heating and/or air-conditioning.

Development Services Director Di Mario stated that Condition No. 1 read that exterior doors shall remain closed. Rolling up the door to keep open for ventilation was not permitted.

Commissioner Costea inquired if snacks and/or drinks would be offered.

Mr. Lee responded that vending machines would be stocked with water and Gatorade. He might consider the possibility of a concession stand in the future, but not at this time. He understood he would need to bring that back to the Planning Commission for approval.

Chairperson Mendoza confirmed that the annual review would be done in 6 months. Development Services Director Di Mario responded that was correct. She also thanked the applicant for bringing their business to the City of La Puente. She called for any more speakers.

Frank Sanchez asked the Commission to perhaps give the applicant some lead way regarding the roll-up doors that face Valley Boulevard. They do not face the residential side of Abbey Street he doesn't see noise being a problem.

With no other speakers, Chairperson Mendoza closed the public hearing at 7:32 p.m.

Discussion ensued with Assistant City Attorney, Staff and the Commission regarding the addition of a Condition of Approval for an HVAC system.

The Planning Commission was in agreement that adding an HVAC system was a large investment and a possible hardship on the applicant. However, a fence surrounding the truck bay roll-up doors seemed more practical.

Charles Johnson, Real Estate Broker, for the property owner, stated he had been working with the applicant to try to help resolve some of the issues being discussed. Adding that if the doors were to remain closed there could be a problem with humidity and mold.

Assistant City Attorney Sparks stated this would be a good time to review the changes under the Conditions of Approval. Changes to Conditions No. 1 were read into the record as follows:

The indoor basketball facility shall be operated in a manner so as not to be a nuisance to adjacent properties. All activities shall be conducted within the building. The exterior doors shall remain closed when not being used for ingress/egress purposes and the Applicant/business owner shall inform all patrons not to loiter or make loud noises outside of the building. Notwithstanding the foregoing, up until the CUP is brought back for the six (6) month review and approval by the Planning Commission, the Applicant/Business Owner may open the roll-up doors along Old Valley Boulevard for ventilation purposes with the installation of decorative fencing as approved by the Development Services Director.

Development Services Director Di Mario then read for the record the revised Condition's No. 5, 6, and 29.

Chairperson Mendoza clarified with Mr. Lee that he understood the revisions to the Conditions of Approval.

Mr. Lee responded that he did with the exception of Condition No. 6, for the 30 minute intervals between games. He was requesting to remove it in its entirety.

Development Services Di Mario stated that Conditions No. 6 and 7 address many of the issues being discussed and if the Commission decided to remove the requirement for intervals between games; it can be revisited in six months.

The Commission unanimously agreed to remove the intervals until the six month review.

Vice Chairperson Perez moved to approve including revisions to Condition No's. 1, 5, 6 and 29; 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.

UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None

NEW BUSINESS BEFORE THE PLANNING COMMISSION:

3. PROPOSED ZONING CODE AND GENERAL PLAN AMENDMENT – CONSIDERATION OF A RESOLUTION SETTING FORTH FINDINGS AND RECOMMENDING THAT THE CITY COUNCIL APPROVE MUNICIPAL CODE AMENDMENT NO. 141 AMENDING SECTIONS 10.10.010.E (HIGH DENSITY RESIDENTIAL ZONE), TABLE 2-2 (RESIDENTIAL DEVELOPMENT STANDARDS) OF SECTION 10.10.030 (DEVELOPMENT STANDARDS), TABLE 2-1 (USE REGULATIONS FOR RESIDENTIAL ZONES) OF SECTION 10.10.020 (LAND USE REGULATIONS), SECTION 10.132.070 ("F" DEFINITIONS"), SECTION 10.132.200 ("S" DEFINITIONS"), SECTION 10.132.210 ("T" DEFINITIONS") OF TITLE 10 (ZONING) OF THE LA PUENTE MUNICIPAL CODE TO COMPLY WITH CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT REQUIREMENTS; AND GENERAL PLAN AMENDMENT NUMBER 16-01, AN AMENDMENT TO THE COMMUNITY DEVELOPMENT ELEMENT OF THE GENERAL PLAN TO COMPLY WITH THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S REQUIREMENTS FOR HOUSING DENSITY IN THE HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION; AND AN ADDENDUM TO THE 2004 LA PUENTE GENERAL PLAN AND ZONING CODE FINAL ENVIRONMENTAL IMPACT REPORT, REGARDING SAME

   Development Services Director Di Mario introduced Agenda Item No. 3 and 4 stating that they are very much related. The City had received a positive letter from the Department of Housing and Community Development the city was very close to having a Certified Housing Element.

   Assistant Planner Schaetzl presented the staff report.

   Assistant City Attorney Sparks stated for clarification under the Resolution Exhibit "B" becomes Exhibit "C", and Exhibit "C" becomes Exhibit "B."

   Chairperson Mendoza opened the public hearing at 8:00 p.m.

   With no speakers or written communications, Chairperson Mendoza closed the public hearing at 8:01 p.m.

Vice Chairman Perez moved to adopt Resolution No. 16-1481 recommending that the City Council approve Municipal Code Amendment No. 141 and General Plan Amendment No. 16-01 and recommending the City Council approve Addendum No. 2 to the FEIR; 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.

4. PROPOSED GENERAL PLAN AMENDMENT – CONSIDERATION OF A RESOLUTION SETTING FORTH FINDINGS AND RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT NO. 16-02 TO UPDATE THE 2013-2021 HOUSING ELEMENT TO COMPLY WITH CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S REQUIREMENTS, AND AN ADDENDUM TO THE 2004 LA PUENTE GENERAL PLAN AND ZONING CODE FINAL ENVIRONMENTAL IMPACT REPORT, REGARDING SAME

Chairperson Mendoza opened the public hearing at 8:02 p.m.

With no speakers or written communications Chairperson Mendoza closed the public hearing at 8:03 p.m.

Commissioner Escalon moved to approve Resolution No. 16-1481 recommending that the City Council approve General Plan Amendment No. 16-02 related to the 2013-2021 Housing Element Update and recommending the City Council approve Addendum No. 2 to the FEIR; 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.

ORAL COMMENTS FROM COMMISSION:

Commissioner Costea thanked staff for the hard work put into CUP No. 272. He realized it was not an easy task to complete.

Vice Chairman Perez stated that he would also like to thank staff and wished everyone a happy New Year.

Chairperson Mendoza stated that she echoed Commissioner Costea's comments and applauded staff for their hard work. It makes her proud to be a resident of La Puente. She also wished everyone a healthy and happy New Year.

ORAL COMMENTS FROM STAFF:

Development Services Director Di Mario stated "Aldi" Market on Hacienda Boulevard at Francisquito Avenue was running smoothly. They are scheduled to open sometime in March 2016. "Jersey Mikes Subs" is coming to the El Super Shopping Center on Hacienda Boulevard at Fairgrove Avenue they are currently doing their tenant improvements and plan to open in mid-February.

ADJOURNMENT:

With no further business, Chairperson Mendoza adjourned the meeting at 8:07 p.m.

Secretary, Planning Commission

Chairperson Mendoza