

**MINUTES
LA PUENTE PLANNING COMMISSION
SPECIAL MEETING OF
NOVEMBER 8, 2017**

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 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 November 8, 2017 at 7:00 p.m.

CALL TO ORDER:

Chairman Dudley called the meeting to order at 7:00 p.m.

ROLL CALL: Commissioners: Dudley, Klinakis, Costea, Mendoza and Stowell.

Commissioners present: Dudley, Klinakis, Costea and Stowell.

Commissioners absent: Mendoza.

Staff present: Director of Development Services Di Mario, Assistant Planner Schaetzel, Assistant City Attorney Sparks, Administrative Assistant Ramirez and Ms. Stetson with MIG.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Vice Chairman Klinakis.

ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSION: None.

A. MINUTES OF PREVIOUS PLANNING COMMISSION MEETING:

Reading of the Minutes of the Planning Commission meeting of October 3, 2017.

Vice Chairman Klinakis moved to waive the reading and approve the Minutes of the Regular Meeting of October 3, 2017 as presented; seconded by Commissioner Stowell; the motion carried with the following roll call vote:

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

B. UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None

Chairman Dudley announced the public hearing would be postponed until the end of the meeting and that agenda Item D-1 would be heard first.

D. NEW BUSINESS BEFORE THE PLANNING COMMISSION

D-1 SITE PLAN AND DESIGN REVIEW (SPDR) NO. 1165 CONSIDERATION OF A RESOLUTION APPROVING SITE PLAN AND DESIGN REVIEW APPLICATION NO. 1165 TO CONSTRUCT A SIX FOOT HIGH FENCE IN THE FRONT SETBACK OF A 121 UNIT RESIDENTIAL APARTMENT COMPLEX LOCATED AT 17351 MAIN STREET, LA PUENTE, CALIFORNIA, AND CONDITIONS OF APPROVAL AND NOTICE OF EXEMPTION REGARDING SAME

Director of Development Services Di Mario introduced the application and Assistant Planner Schaeztl who present the staff report and a PowerPoint presentation.

Administrative Assistant Ramirez announced for the record that Commissioner Costea joined the meeting at 7:04 p.m.

Vice Chairman Klinakis stated that he did not have any issues with the project. However, he recalls about 15 years ago fencing was approved at staff level.

Director of Development Services Di Mario responded that when the Zoning Code was updated it states that for fencing on multi-family properties the maximum fence height is 42' within the front yard set-back and anything above that height needs to be approved by the Planning Commission. Assistant Planner Schaeztl added, if this was a single family dwelling the fence would not be allowed in the front set-back area.

Commission Stowell asked if there are any pre-existing problems or issues with the property.

June Park, SDG Housing Partners representative, responded that the Sheriff's Department had indicated to the property owners that there are security issues and that most of the issues are coming from the apartment building south of the property. Eighty cameras and additional lighting for will be installed for added security as part of the overall project.

Commissioner Stowell moved to approve Resolution No. 17-1505 approving Site Plan and Design Review Application No. 1165 and Notice of Exemption regarding same; seconded by Commissioner Costea. The motion carried with the following roll call vote:

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

C. PUBLIC HEARING BEFORE THE PLANNING COMMISSION:

C-1 MUNICIPAL CODE AMENDMENT (MCA) No. 143 CONSIDERATION OF A RESOLUTION RECOMMENDING THAT CITY COUNCIL APPROVE AN ORDINANCE REPEALING SECTION 10.10.080 (ACCESSORY DWELLING UNITS) OF CHAPTER 10.10 (RESIDENTIAL ZONES) OF ARTICLE 2 (ZONES, ALLOWABLE USES, AND DEVELOPMENT AND DESIGN STANDARDS) OF TITLE 10 (ZONING) OF THE LA PUENTE MUNICIPAL CODE IN ITS ENTIRETY AND ADOPTING A REVISED SECTION 10.10.080 (ACCESSORY DWELLING UNITS) AND AMENDING CHAPTER 10.132 (DEFINITIONS) OF ARTICLE 9 (DEFINITIONS) OF TITLE 10 (ZONING) OF THE LA PUENTE MUNICIPAL CODE TO ADD DEFINITIONS RELATED TO ACCESSORY DWELLING UNITS, AND A NOTICE OF EXEMPTION REGARDING SAME

Director of Development Services Di Mario introduced the application and MIG representative Laura Stenson and Assistant Planner Schaetzel who presented the staff report and a PowerPoint presentation.

Vice Chairman Klinakis asked a question regarding parking.

Assistant Planner Schaetzel responded that if a detached Accessory Dwelling Unit (ADU) is built and within one half mile of a transit stop, then the property owner is not required to build a carport or garage.

Mr. Di Mario added he would recommend if the city issues a Deed restriction which gets recorded on the property, a copy of the document should go inside the building jacket located in the building department, so it is validated when checking property permits.

Discussion ensued on Deed restrictions, ADU requirements and lot coverage.

Ms. Stetson briefly explained the code regarding front yard landscaping and parking.

Chairman Dudley opened the public hearing at 7:14 p.m. There being no members of the public wishing to speak, Chairman Dudley closed the public hearing.

Vice Chairman Klinakis moved to approve Municipal Code Amendment No. 143 approving resolution No. 17-1513 recommending that the City Council approve an ordinance repealing Section 10.10.080 (accessory dwelling units) of Chapter 10.10 (residential zones) of article 2 (zones, allowable uses, and development and design standards) of title 10 (zoning) of the La Puente Municipal Code in its entirety and adopting a revised Section 10.10.080 (accessory dwelling units) and amending Chapter 10.132 (definitions) of article 9 (definitions) of title 10 (zoning) of the La Puente Municipal Code to add definitions related to accessory dwelling units, and a notice of exemption regarding same; seconded by Chairman Dudley. The motion carried with the following roll call vote:

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

ORAL COMMENTS FROM COMMISSION:

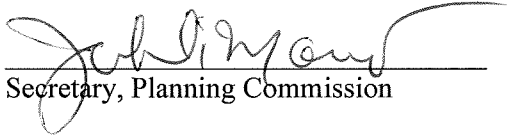
Vice Chairman Klinakis and Commissioner Costea wished Chairman Dudley a happy birthday.

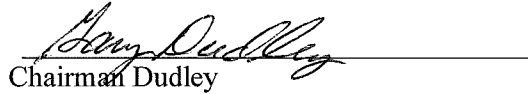
ORAL COMMENTS FROM STAFF:

Director of Development Services Di Mario stated that he would like to expand on the question that Vice Chairman Klinakis asked during the MCA No. 143 regarding parking. The State is trying to remove the barriers to require additional parking spaces or garages. A resident can meet the parking requirement by parking in their driveway. The proposed ADU ordinances will provide additional housing units for the on-going housing crisis in California. Director Di Mario also shared that the January 2, 2018 Planning Commission will be cancelled, and then wished the commissioner's and staff a Happy Thanksgiving.

ADJOURNMENT:

With no further business, Chairman Dudley adjourned the meeting at 7:34 p.m.


Secretary, Planning Commission


Chairman Dudley