MINUTES
LA PUENTE PLANNING COMMISSION
REGULAR MEETING OF
FEBRUARY 7, 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.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 February 7, 2017 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 Schaetzl, Assistant City Attorney Sparks, Administrative Secretary Ramirez.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Escalon.

ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSION: None.

A. MINUTES OF PREVIOUS PLANNING COMMISSION MEETING:

Reading of the Minutes of the Planning Commission meeting of December 6, 2016.

Commissioner Costea moved to waive the reading and approve the Minutes of the Regular Meeting of December 6, 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 CONDITIONAL USE PERMIT NO. 279 CONSIDERATION OF A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 279, FOR THE ESTABLISHMENT AND OPERATION OF A HEALTH/FITNESS FACILITY LOCATED AT 13913 E. AMAR ROAD, LA PUENTE, CALIFORNIA, AND NOTICE OF EXEMPTION REGARDING SAME

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

Chairperson Escalon opened the public hearing at 7:07 p.m.

Mark Brazeau, Property Manager for Sunkist Shopping Center, spoke in favor of the proposed fitness use.

Heriberto Hernandez, the Applicant, stated that his facility would be great for the community. He informed the Commission that licensed personal trainers would be available.

Commissioner Costea expressed concerns regarding participants who might have an emergency situation.

Development Services Director Di Mario responded that Automated External Defibrillator (AED) machines would be on site for any emergency situations as required by the health and safety code. The applicant would also comply with the American Red Cross requirements for Cardio Pulmonary Resuscitation training (CPR) and that these items would be included as a condition of approval.

With no other speakers, Chairperson Escalon closed the public hearing at 7:11 p.m.

Chairperson Escalon moved to adopt Resolution No. 17-1501, approving Conditional Use Permit No. 279 for the operation of a 4,900 square-foot health/fitness facility, Galaxy's Gym at 13913 Amar Road, and notice of exemption regarding same, and to also include the added conditions; 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 SITE PLAN AND DESIGN APPLICATION NO. 1144 CONSIDERATION OF A RESOLUTION APPROVING, SITE PLAN AND DESIGN REVIEW APPLICATION NO. 1144, A REQUEST FOR THE CONSTRUCTION OF A 6,450 SQUARE FOOT WAREHOUSE BUILDING AT 16030 OLD VALLEY BOULEVARD AND NOTICE OF EXEMPTION REGARDING SAME

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

Commissioner Costea inquired regarding the west elevation having enough room for handicapped parking and also the north side of the building looks to be an easy access for graffiti.

William Klinakis, the Applicant, gave a brief history of his construction company. He then explained that there was enough handicapped parking. And, that special paint to prevent graffiti could be applied, along with some shrubbery to deter graffiti.

Commissioner Costea asked what type of tenant he was expecting.

Mr. Klinakis responded the building was designed mostly for storage/warehouse.

Commissioner Stowell questioned if six parking stalls was enough parking for the building. Mr. Klinakis responded, yes.

Development Services Director Di Mario clarified for the Commissioners that Mr. Klinakis would be leasing or selling the building to a user and it would not be owner occupied.

Discussion ensued between the Commissioners on a Use Permit for the location. Assistant Planner Schaetzl clarified that warehouses do not require a Use Permit.

Commissioner Costea moved to adopt Resolution No. 17-1500 approving Site Plan and Design Review No. 1144 for the construction of a 6,450 square foot warehouse and notice of exemption regarding same; 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:

Chairperson Escalon announced that she was stepping down from the Planning Commission. She thanked the Commissioners and Staff for all the help she was provided in making her a better leader. She encouraged the public to be an active member in their community.

Commissioners Dudley, Costea, Mendoza and Stowell all thanked her for being so professional and working with her was a pleasure. She would be greatly missed and was a great example of a civil servant.

ORAL COMMENTS FROM STAFF:

Assistant Planner Schaetzl reiterated on the commissions comments and stated that Commissioner Escalon would be missed.

Development Services Director Di Mario stated that the Del Valle project which was considered by the Commission in December, 2016 was approved by the City Council. The ordinance was in the process of the second reading. He also informed the Commission that the Del Valle property was in the process of being sold. All the conditions of approval would apply to the new developer which is KB Homes. He shared that KB Homes would like to begin selling the new homes by the end of this calendar year. He announced that Burger King was now open for business; they remodeled the entire facility and they are just finishing up on the landscaping. Mr. Di Mario added that it was nice to see along the Hacienda corridor all the remodels that have gone through the commission such as: El Pollo Loco, Taco Bell, and now the Burger King to name a few. He reminded the commission that in March there will be a county wide election on Tuesday, March 7th. The Planning Commission meeting will be held on the next business day which is Wednesday, March 8th.

Mr. Di Mario concluded by announcing that Staff and the Commission had a small token of appreciation for Chairperson Escalon and she was presented with a bouquet of flowers. He thanked her for her dedication and service to the City.

Assistant City Attorney stated that she would like to echo the comments about Commissioner Escalon and that it had been a pleasure working with her.

ADJOURNMENT:

With no further business, Chairperson Escalon adjourned the meeting at 7:35 p.m.

Secretary, Planning Commission

Vice Chairman Dudley