MINUTES
LA PUENTE PLANNING COMMISSION
REGULAR MEETING OF
DECEMBER 4, 2018

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 November 7, 2018 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 (arrived at 7:15), Mendoza and Stowell.

Commissioners present:	Dudley, Klinakis, Costea, Mendoza and Stowell.
Commissioners absent:	None.
Staff present:	Director of Development Services Di Mario, Assistant Planner Schaetzl, Assistant City Attorney Rojas, and Administrative Assistant Ramirez.

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 November 7, 2018.

Vice Chairman Klinakis moved to waive the reading and approve the Minutes of the Regular Meeting of November 7, 2018 as presented; seconded by Commissioner Mendoza; the motion carried with the following roll call vote:

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

B. UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None.

C. PUBLIC HEARING BEFORE THE PLANNING COMMISSION: None.

D. NEW BUSINESS BEFORE THE PLANNING COMMISSION:

D-1 **SITE PLAN AND DESIGN REVIEW (SPDR) NO. 1010-A** - CONSIDERATION OF A RESOLUTION APPROVING SITE PLAN AND DESIGN REVIEW APPLICATION NUMBER 1010-A, FOR THE FACADE REMODEL OF A MULTI-TENANT COMMERCIAL BUILDING AND MINOR MODIFICATIONS TO THE PLANS AS PREVIOUSLY APPROVED UNDER DEVELOPMENT PLAN APPLICATION NUMBER 1010 AND NOTICE OF EXEMPTION REGARDING SAME

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

With no questions from the Commission, Chairman Dudley called for a motion.

Vice Chairman Klinakis moved to approve Resolution No. 18-1524 and Notice of Exception regarding same; seconded by Commissioner Stowell; the motion carried with the following roll call vote:

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

D-2 **SITE PLAN AND DESIGN REVIEW (SPDR) NO. 1202** - CONSIDERATION OF A RESOLUTION APPROVING SITE PLAN AND DESIGN REVIEW APPLICATION NO. 1202, A REQUEST TO ALLOW FOR THE PHASE 1 FAÇADE REMODEL OF THE IN-LINE SHOPS WITHIN AN EXISTING COMMERCIAL SHOPPING CENTER LOCATED AT 755-899 NORTH HACIENDA BOULEVARD, LA PUENTE, CALIFORNIA AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Development Services Director Di Mario gave a brief history of the working relationship that has developed over the years between the City and the property owners to improve the center.

For the record, Commissioner Costea joined the meeting at 7:15 pm.

Assistant Planner Schaetzl followed with a PowerPoint presentation and a staff report.

Commissioner Mendoza stated that she understood that the in-line store construction would begin first, however she expressed concerns regarding the time line for the larger anchor tenants to upgrade their properties and what if those tenants choose not to upgrade their storefront.

Assistant Planner Schaetzl responded that a condition of approval had been added to the Resolution that states the entire shopping center must comply with the façade remodel within a 24 month period.

Mr. Di Mario stated that the property owner had begun talks with the larger anchor tenants to comply within the 24 month period. Also, the property owner was present if the commissioners had any questions for him.

Vice Chairman Klinakis requested information regarding the vacant restaurant located in the shopping center out pad.

Mr. Di Mario responded that the city was in contact with the broker regarding new possible tenants for the vacant site. Discussions with the broker would continue after the first of the year. Also, Mr. Di Mario mentioned the possibility of adding a drive thru at one of the other restaurants and even adding another out pad, if the parking requirements are met.

Mr. Oh, property owner for Hacienda LLC stated that in order to work with the big tenants such as Big Lots, they have to submit plans to the headquarters and there was a lot of back and forth before a decision is made. The large anchor stores have been notified of the upcoming façade remodel. Vice Chairman Klinakis questioned who was responsible for the upgrade, the tenant or the property owner. Mr. Oh responded that issue was still being discussed.

Commissioner Mendoza expressed concerns that some stores such as Northgate Market and CVS Pharmacy each have they own distinct style of façade and would this create a problem and will this need to be revisited at a later time. Mr. Di Mario responded yes, absolutely.

Discussion ensued on the distinct style of a store such as the Northgate Market. Mr. Di Mario clarified that he believed it was the property owner's intent to implement and preform the upgrade to the in-line shops and then work with the larger anchor tenants to complement their buildings and store fronts. Staff is open to a plan which does not have to be identical but, is a complementary architectural look and materials that would work nicely together. Also, Mr. Di Mario added that the property owner was handling the costs for the remodel of the in-line shops.

Vice Chairman Klinakis moved to approve Site Plan and Design Review No. 1202, approving Resolution No. 18-1525 and Notice of Exemption regarding same; seconded by Commissioner Stowell; the motion carried with the following roll call vote:

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

ORAL COMMENTS FROM COMMISSION:

Vice Chairman Klinakis stated that this would be his last Planning Commission meeting as he was newly elected to the City Council. He also said it was a pleasure working with everyone.

ORAL COMMENTS FROM STAFF:

Director of Development Services Di Mario thanked Vice Chairman Klinakis for his time while serving on the Planning Commission and will see him again on the City Council. He also thanked the Commissioners as a whole for their work and support on getting projects moving along. Mr. Di Mario shared December 6th is the City's Holiday Parade and Tree Lighting Ceremony. He then wished everyone a Merry Christmas and Happy Holiday's to all. As a reminder he advised the commission that there would not be a Planning Commission meeting on January 1st 2019.

ADJOURNMENT:

With no further business, Chairman Dudley adjourned the meeting at 7:35 p.m.

Secretary, Planning Commission

Gary Dudley
Chairman Dudley