

**MINUTES
LA PUENTE PLANNING COMMISSION
REGULAR MEETING OF
SEPTEMBER 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.lapueente.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 September 4, 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, Mendoza and Stowell.

Commissioners present: Dudley, Klinakis and Mendoza.

Commissioners absent: Costea and Stowell

Staff present: Director of Development Services Di Mario, Assistant Planner Schaetzel, City Attorney Casso, 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 August 8, 2018.

Vice Chairman Klinakis moved to waive the reading and approve the Minutes of the Regular Meeting of August 8, 2018 as presented; seconded by Commissioner Mendoza; The motion carried with the following roll call vote:

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

B. UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None

C. PUBLIC HEARING BEFORE THE PLANNING COMMISSION:

C-1 MINOR USE PERMIT NO. 7 – CONSIDERATION OF A RESOLUTION APPROVING MINOR USE PERMIT NO. 7 TO ALLOW THE REMODEL, RECONFIGURATION AND OPERATION OF HAND CARWASH FACILITY INTO A DRIVE-THROUGH, SELF-SERVICE CARWASH FACILITY ON A PROPERTY LOCATED AT 13965 AMAR ROAD AND NOTICE OF EXEMPTION REGARDING SAME.

Director of Development Services Di Mario introduced the item and Assistant Planner Schaetzel presented a PowerPoint Presentation of the staff report. She also explained that the two items on the agenda are for the same location/project.

With no questions from the commissioners, Chairman Dudley opened the public hearing at 7:12 pm.

Leon Felus, Architect for the Applicant, stated that he and his client were very pleased to present the project and worked very hard on enhancing and designing the area.

Sunkist Shopping Center, Property Manager, Mark Brazeau stated that he has been the manager since 1994 and was excited that the south west corner of the center was being enhanced. This project would improve the shopping center greatly. Adding that, the operator for this location is a model tenant.

With no other speakers, Chairman Dudley closed the public hearing at 7:14 pm.

Mr. Di Mario stated for the record that there is an old Unclassified Use Permit for the gas station that will be surrendered for this location. It will be voided due to the fact that the gas tanks are no longer needed as stated by Ms. Schaetzel during her presentation.

Vice Chairman Klinakis asked for clarification, that the existing hand-wash carwash was now going to be an automated, express, self-serve car wash facility and asked if this would cut the number of employees. Also, would security cameras be used at the facility?

The Applicant, Peter Wang, stated the car wash would have almost the same amount of employees and man hours projected for the new project. It will take more than one person to run the car wash. There will be a manager, supervisor and two to three other employees to run the facility properly. There will be other services offered to the customers. Mr. Wang stated they will be operating on a daily basis and with longer hours, and will extend the man hours needed. He added that yes, security cameras will be placed inside and outside of the business. They will be investing \$1.4 million dollars to improve the site.

Vice Chairman Klinakis asked with the renovation, would more or less water be used for washing the vehicles. Mr. Wang responded that less water would be used. A filtration water system will be in place and that reclaimed water will be used.

Vice Chairman Klinakis moved to approve Resolution No. 18-1521 approving Minor Use Permit No. 7 and Notice of Exemption regarding same, and to include the surrender of Unclassified Use Permit No. 139; seconded by Commissioner Mendoza;

The motion carried with the following roll call vote:

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

D. NEW BUSINESS BEFORE THE PLANNING COMMISSION:

D-1 SITE PLAN AND DESIGN REVIEW (SPDR) NO. 1189 CONSIDERATION OF A RESOLUTION CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 1189, FOR A REQUEST TO ALLOW FOR THE REMODEL AND RECONFIGURATION OF AN EXISTING HAND CARWASH FACILITY INTO A SELF-SERVE EXPRESS CARWASH FACILITY ("PROJECT") LOCATED AT: 13965 AMAR ROAD ("PROPERTY"). LA PUENTE, CALIFORNIA AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Director of Development Services Di Mario introduced the item and Assistant Planner Schaetzel presented a PowerPoint Presentation of the staff report.

Vice Chairman Klinakis asked for clarification on the approach for both driveways. He also, questioned about employee parking.

Mr. Di Mario responded that both driveways that are currently coned off would be converted to curb gutter and improved sidewalk.

Assistant Planner Schaetzel responded that employee and required parking for the center meets the City's code by use of a shared parking agreement.

Vice Chairman Klinakis moved to approve Resolution No. 18-1520 approving Site Plan and Design Review Application No. 1189 and Notice of Exemption regarding same; seconded by Commissioner Mendoza; the motion carried with the following roll call vote:

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

ORAL COMMENTS FROM COMMISSION:

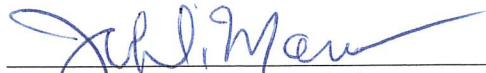
Vice Chairman Klinakis stated that he would like to thank the Applicant for such a nice project. Maybe the owner of the Center will take note and follow suit. He also recognized longtime resident Mr. Marty Paz who was in the audience.

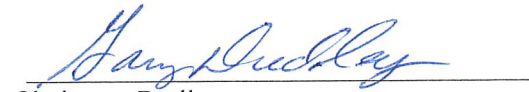
ORAL COMMENTS FROM STAFF:

Director of Development Services Di Mario thank City Attorney Casso for filling in for Assistant City Attorney Sparks.

ADJOURNMENT:

With no further business, Chairman Dudley adjourned the meeting at 7:30 p.m.


Secretary, Planning Commission


Chairman Dudley