MINUTES
LA PUENTE PLANNING COMMISSION
REGULAR MEETING OF
AUGUST 8, 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 August 8, 2018 at 7:00 p.m.

CALL TO ORDER:

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

INSTALLATION AND OATH OF OFFICE OF NEWLY RE-APPOINTED PLANNING COMMISSIONERS COSTEA AND STOWELL:

Administrative Assistant Ramirez administered the Oath of Office to newly re-appointed Commissioners Thomas Costea and Daniel Stowell who were then seated on the dais.

ROLL CALL: Commissioners: Dudley, Klinakis, Costea, 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 Sparks, and Administrative Assistant Ramirez.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Mendoza.

ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSION: None.

SELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON:

Chairman Dudley relinquished the selection of Chairperson to Administrate Assistant Ramirez.

Ms. Ramirez opened the nominations for Chairperson for the upcoming year. Commissioner Klinakis nominated Commissioner Dudley for Chairperson. With no other nominations, Ms. Ramirez closed the nominations and congratulated Commissioner Dudley as Chairperson for the upcoming year.

Chairman Dudley opened the nominations for Vice Chairperson for the upcoming year.

Commissioner Costea nominated Commissioner Klinakis for Vice Chairperson. With no other nominations, Chairman Dudley closed the nominations and congratulated Commissioner Klinakis for Vice Chairperson for the upcoming year.

A. MINUTES OF PREVIOUS PLANNING COMMISSION MEETING:

Reading of the Minutes of the Planning Commission meeting of June 6, 2018.

Vice Chairman Klinakis moved to waive the reading and approve the Minutes of the Regular Meeting of June 6, 2018 as presented; seconded by Commissioner Costea; The motion carried with the following roll call vote:

AYES	Dudley, Klinakis, 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: None

D. NEW BUSINESS BEFORE THE PLANNING COMMISSION:

D-1 **SITE PLAN AND DESIGN REVIEW (SPDR) NO. 1191** CONSIDERATION OF A RESOLUTION CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 1191, FOR A REQUEST TO ALLOW FOR THE CONSTRUCTION OF A 9,728 SQUARE-FOOT MEDICAL OFFICE BUILDING WITH THIRTY-TWO (32) PARKING SPACES ON A PROPERTY LOCATED AT 1103 NORTH HACIENDA BOULEVARD LA PUENTE, CALIFORNIA AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

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

Commissioner Costea questioned the disposal of bio-hazardous medical waste.

Assistant City Attorney Sparks clarified for the Commission that this Application is to only consider the Site Plan and not the use which is regulated by state law.

The Applicant, Mr. Lowe, responded that they were regulated by the State, but regardless of the regulation, common practice is to have a bio-hazard company handle the disposal.

Commissioner Mendoza questioned what was the estimated schedule for completion.

The Architect, Mr. Felus, responded that it would be a couple weeks to prepare the site and then the modular aspect of construction would be off site. Once we get started it will come together quickly.

Vice Chairman Klinakis asked what type of foundation would be placed. Mr. Felus responded that it was dug underground and was basically a raised foundation. The modular pieces are usually 8 x 20 containers that are placed with a large crane.

Lastly, Mr. Di Mario briefly went over the landscaping plan, adding that it complies with the City's Zoning Code.

Vice Chairman Klinakis moved to approve Resolution No. 18-1519 approving Site Plan and Design Review Application No. 1191 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.

D-2 REVIEW AND EVALUATION OF COMPLIANCE WITH CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 274, 1665 N. Hacienda Boulevard – Michelada Mix

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

Discussion ensued on the Conditions of Approval regarding alcohol consumption and municipal code violations. Mr. Di Mario stated the purpose of the Conditions of Approval was to make sure the rules are followed and to report to the Commission on how they are doing, which they are following the conditions regarding the alcohol sales and service and have addressed the code violations regarding outside storage.

Chairman Dudley stated with no further questions, the Planning Commission will receive and file the report.

ORAL COMMENTS FROM COMMISSION:

Vice Chairman Klinakis congratulated Staff for a successful National Night Out which was held on August 7th at La Puente Park.

Commissioner Costea thanked the City Council for his re-appointment to the Planning Commission. He appreciates working with all Staff and his fellow Commissioners.

Chairman Dudley congratulated Commissioner Costea and Stowell on their re-appointment.

ORAL COMMENTS FROM STAFF:

Director of Development Services Di Mario reported that Toby's Grill is well on their way, submitting their plans to the Building Department they are quickly moving forward. The City also received an Application for the Star Theatre site to construct a 22 Unit Townhome

Condominium Project. A Notice of Preparation; Initial Study, has been released for public comment. The comment period closes August 14. Mr. Di Mario then stated that a Ground Breaking Ceremony was held this week for the construction for the Rule 20 A Underground Project. This construction is visible on Amar Road between Willow Avenue and Puente Avenue. This places all the overhead wires underground. This is a $3 million dollar project through Southern California Edison. Kentucky Fried Chicken will be completing some remodeling and improvements to the building colors and lighting. Lastly, the September Planning Commission will be held one day after Labor Day. Mr. Di Mario asked the Commissioners to check their calendars and let Ms. Ramirez know if they will not be able to attend. Mr. Di Mario then congratulated newly re-appointed Commissioners Costea and Stowell and congratulated reappointed Chairman Dudley and Vice Chairman Klinakis.

ADJOURNMENT:

With no further business, Chairman Dudley adjourned the meeting at 8:00 p.m.

Secretary, Planning Commission

Gary Dudley

Chairman Dudley