

**MINUTES
LA PUENTE PLANNING COMMISSION
REGULAR MEETING OF
FEBRUARY 6, 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 February 6, 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, Costea, Mendoza and Stowell.

Commissioners absent: None.

Staff present: Director of Development Services Di Mario, Assistant Planner Schaetzel, 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.

A. MINUTES OF PREVIOUS PLANNING COMMISSION MEETING:

Reading of the Minutes of the Planning Commission meeting of January 16, 2018.

Vice Chairman Klinakis moved to waive the reading and approve the Minutes of the Regular Meeting of January 16, 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:

C-1 CONDITIONAL USE PERMIT NO. 281 – CONSIDERATION OF A RESOLUTION CONDITIONALLY APPROVING CONDITIONAL USE PERMIT NO. 281 TO ALLOW THE ON-SITE SALE OF BEER AND WINE AND SMALL BEER MANUFACTURING AT A PROPOSED RESTAURANT LOCATED AT 15834 E. MAIN STREET, LA PUENTE, CALIFORNIA, MAKING A FINDING OF PUBLIC CONVENIENCE IN ACCORDANCE WITH BUSINESS & PROFESSIONS CODE SECTION 23958.4, AND NOTICE OF EXEMPTION REGARDING SAME

Vice Chairman Klinakis stated that he would recuse himself due to the fact that he owned property within 500 feet of the proposed project.

Assistant City Attorney Sparks stated for the record that Vice Chairman Klinakis stepped down from the dais at 7:04 p.m. and exited the council chambers.

Director of Development Services Di Mario introduced Assistant Planner Schaetzl who presented the staff report with a PowerPoint presentation. Mr. Di Mario stated that there are unreinforced masonry buildings (URM's) in the Downtown area. The property owner has agreed to reinforce the building; this has been added as a condition of approval in the resolution, which Mr. Di Mario read into the record as follows: "Prior to the issuance of the certificate of occupancy, the Applicant shall retrofit the property to be occupied by the restaurant use to comply with Chapter 96 of Title 26 of the Los Angeles County Building Code pertaining to hazard reduction for existing unreinforced masonry bearing wall buildings."

Commissioner Costea asked if there were any type of subsidy offered by the State for these types of repairs.

Director Di Mario responded that the City was not aware of any such subsidy. However, the City did approve a loan program through the Pace (Property Assessed Clean Energy) and Hero (Home Energy Renovation Opportunity) Programs. Y Green Works offers energy efficiency upgrades and earthquake retrofitting.

Chairman Dudley opened the public hearing at 7:13 p.m.

Gabriel Quinones, a local business owner spoke in favor of the proposed restaurant.

Marty Paz, a La Puente resident spoke in favor of the property owner as well as the proposed use. He mentioned it would be nice to have live entertainment as well.

Frank Sanchez, the property owner stated for clarification that the building has two addresses: 15832 and 15834 Main Street and then gave a description of the building. The retrofitting would be done at the location to be used for the proposed restaurant. Mr. Sanchez was looking forward to revitalizing the downtown area.

Rafael Anguiano, the Applicant, spoke on enhancing the downtown area and was looking forward to partnering with the other local businesses.

With no other speakers, Chairman Dudley closed the public hearing at 7:20 p.m.

Commissioner Costea moved to adopt Resolution No. 18-1516, approving Conditional Use Permit No. 281 to allow the sale of alcoholic beverages, Alcoholic Beverage Control License Type 23 (small beer manufacturer – brew pub or micro-brewery), ABC License Type 40 (on-sale beer and wine) and ABC License Type 41 (on-sale beer and wine, Restaurant) for on-site consumption in conjunction with a proposed restaurant at 15834 E. Main Street, making findings of public convenience in accordance with Business & Professions Code Section 23958.4, and adopt the notice of exemption regarding same and to also include the added condition of approval for the retrofitting of the building. Seconded by Commissioner Mendoza, the motion carried with the following roll call vote:

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

Mr. Di Mario asked the Applicant if they had a name for their new business. The Applicant responded the restaurant would be titled: Craft on 1st and Main.

Let the record reflect that Vice Chairman Klinakis rejoined the meeting at 7:24 p.m.

D. NEW BUSINESS BEFORE THE PLANNING COMMISSION – None

ORAL COMMENTS FROM COMMISSION:

Vice Chairman Klinakis stated that he would like to congratulate the new business owners; he assured them that they would like the community and that their business would do well.

Commissioner Mendoza congratulated the newest project to come into the City, as a resident she was very excited to see this project come before the Commission. She stated that the Downtown is the heart and soul of the City and is so full of culture. She also stated that the safety of the community is our number one concern and she was happy to hear the building would be retrofitted, she further stated that she was very proud of her community.

Commissioner Costea expressed his excitement for this project and thanked the Applicant for having a great vision in our City.

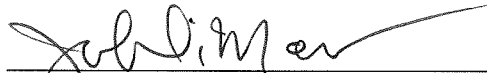
ORAL COMMENTS FROM STAFF:

Director Di Mario updated the Commission that the Brandywine Housing on project Del Valle is under construction, permits have been obtained for the model homes and they should begin selling in May 2018. He also shared that the City Council is currently reviewing a project to replace all street name signs throughout the City; residents should see some of the new signs installed by this summer.

Lastly, he stated that the Council is in the process of approving an agreement for a new Park Master Plan which will include park needs and space opportunities. And the City received a \$750,000 Grant through Assembly Member Ian Calderon's office for a new skate park which would be incorporated into La Puente Park.

ADJOURNMENT:

With no further business, Chairman Dudley adjourned the meeting at 7:31 p.m.


Secretary, Planning Commission


Chairman Dudley