MINUTES
LA PUENTE PLANNING COMMISSION
SPECIAL MEETING OF
JANUARY 16, 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 Special 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 January 16, 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 Schaetzl, Assistant City Attorney Sparks, and City Clerk Garcia.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Costea.

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 8, 2017.

Commissioner Costea moved to waive the reading and approve the Minutes of the Regular Meeting of November 8, 2017 as presented; 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.

B. UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None

C. PUBLIC HEARING BEFORE THE PLANNING COMMISSION:

C-1 TENTATIVE TRACT MAP No. 77172 – CONSIDERATION OF A RESOLUTION CONDITIONALLY APPROVING TENTATIVE TRACT MAP NO. 77172, A REQUEST TO SUBDIVIDE PROPERTY FOR THE PURPOSE OF CREATING FIVE LOTS WITH ONE DETACHED RESIDENTIAL UNIT ON EACH LOT AND A SIXTH LOT FOR USE AS A PRIVATE STREET, AT 335 WILLOW AVENUE, AND NOTICE OF EXEMPTION REGARDING SAME

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

Chairman Dudley opened the public hearing at 7:08 p.m.

Ruben Salas, representative from First Fundamental Bible Church located at 13925 Nelson Avenue, stated that the church had concerns for security and would like to make a request to the developer to raise the block wall an additional two feet to make the wall located to the back of their property a total height of six feet.

Assistant Planner Schaetzl responded that a block wall plan was submitted to the City and that Mr. Salas's request would be taken into consideration.

Irma Rodriguez expressed her concern for increased traffic along Ardilla Avenue. Mr. Di Mario explained that Ardilla Avenue and Flagstaff would not be effected all traffic to the proposed project would be entering and exiting from Willow Avenue. There will be no through traffic to Ardilla Avenue.

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

Vice Chairman Klinakis moved to approve Resolution 18-1514 approving Tentative Tract Map No. 77172 and Notice of Exemption regarding same; 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.

D. NEW BUSINESS BEFORE THE PLANNING COMMISSION

D-1 SITE PLAN AND DESIGN REVIEW (SPDR) NO. 1160 CONSIDERATION A RESOLUTION CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 1160, FOR THE CONSTRUCTION OF FIVE (5) SINGLE-FAMILY DETACHED TWO-STORY DWELLING UNITS ON INDIVIDUAL LOTS AND A SEPARATE LOT FOR USE AS A PRIVATE STREET AT 335 WILLOW AVENUE AND NOTICE OF EXEMPTION REGARDING SAME

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

Chairman Dudley asked for any questions from the Commission.

With no comments from the Commissioner's; Director of Development Services Di Mario stated that he would like to respond to the prior comment made during Oral Communications regarding the Church property next to the proposed project. A site visit was conducted to evaluate the existing condition of the fencing, adding that the applicant had submitted a fencing plan which included a block wall. The existing wall is not consistent in material throughout the perimeter and a condition of approval has been added and has been discussed with the applicant. A fence plan consisting of new permanent split face block wall fencing at a maximum height of six (6) feet, subject to review and approval by the Director of Development Services.

Vice Chairman Klinakis called the applicant to come forward and asked if he was in agreement to the condition of approval for the block wall. And, inquired if the driveway was wide enough for Fire Department access.

Mr. Forrest Tsao, the applicant, responded, yes he was in agreement to the modified condition of approval. And yes, the driveway met the Fire Department regulations.

Discussion ensued with staff and the Commission on the type of block to be used to construct the wall. Director Di Mario amended the condition to include that the block wall would be of architectural significance.

Vice Chairman Klinakis moved to approve Resolution No. 18-1515 approving Site Plan and Design Review Application No. 1160 and Notice of Exemption regarding same and with the modified condition on the block wall; 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.

Commissioner Costea stated that he would like to comment on this project, he felt it was going to be a great project.

D-2 CONDITIONAL USE PERMIT NO. 276 – ANNUAL REVIEW AND EVALUATION OF COMPLIANCE WITH CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 276 LOCATED AT 17371 E. VALLEY BOULEVARD

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

Staff would like to make the Commission aware that since this report was written and submitted the applicant was in the process of transferring management. The new representative was present to answer any questions. The Commission did not have any questions.

The Planning Commission received and filed the report.

ORAL COMMENTS FROM COMMISSION: **None**

ORAL COMMENTS FROM STAFF:

Director of Development Services Di Mario stated that he would like to wish everyone a happy New Year. He also thanked the Commission for being available for the special meeting. As a reminder your Form 700's will be due in April and have been sent to you by email.

ADJOURNMENT:

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

Secretary, Planning Commission

Chairman Dudley