MINUTES
LA PUENTE PLANNING COMMISSION
REGULAR MEETING OF
DECEMBER 3, 2019

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 December 3, 2019 at 7:00 p.m.

CALL TO ORDER:

Chairperson Mendoza called the meeting to order at 7:00 p.m.

ROLL CALL: Commissioners: Mendoza, Stowell, Costea, Dudley, and Maes.

Commissioners present:	Mendoza, Stowell, Costea, Dudley and Maes.
Commissioners absent:	None.
Staff present:	Director of Development Services Di Mario, Consultant Planner Thomason, Assistant City Attorney Rios, and Administrative Assistant Ramirez.

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 5, 2019.

A motion was made by Commissioner Costea to waive the reading and approve the Minutes of the Regular Meeting of November 5, 2019 as presented; seconded by Vice Chair Stowell; the motion carried with the following roll call vote:

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

B. UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None.

C. PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION:

C-1 CONDITIONAL USE PERMIT (CUP) NO. 282 - CONSIDERATION OF A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 282 TO ALLOW A BANQUET FACILITY LOCATED AT 15904 OLD VALLEY BOULEVARD AND NOTICE OF EXEMPTION REGARDING SAME

Director of Development Services, Di Mario introduced the application and Planning Consultant, Mr. Thomason who then presented the staff report along with a PowerPoint presentation.

Mr. Di Mario gave a brief description of the land use as it is currently located in the Commercial- Manufacturing zone. As stated in the staff report CUP No. 282 would only become effective if and when the City Council approves Municipal Code Amendment No. 145 which is currently going through the review process and will be considered at the next City Council meeting for the second reading on December 10, 2019 if approved, MCA 145 would take effect 30 days after approval. Mr. Di Mario then went briefly over the parking analysis submitted by Kunzman Associates.

Chairperson Mendoza opened the public hearing at 7:14 p.m.

Rick Hartman, Principal with Government Contracting/Consulting Services stated that he had been working with the applicant for a number of years. Together they have reviewed the conditions of approval in the resolution and have no objections and agree to all the conditions. Mr. Hartman stated the total occupancy of 290 is the maximum the applicant would have with the two banquet rooms. He stated that this type of business benefits the entire downtown area with tuxedo shops, bridal shops and printing of invitations are all working together, as well as catering for the restaurants nearby.

Chair Mendoza questioned parking for the day to day activities in the downtown area such as at the La Puente Library.

Mr. Hartman responded fortunately there was enough parking on site to accommodate the parties. He believes that the Valet program would work and is the best solution for parking.

Mr. Di Mario stated that this is why the City has a one year evaluation to see if there are any areas that need amending or if the business may be impacting other areas.

Frank Sanchez, the Applicant stated that usually his banquet hall is only reserved for about 4 events per year on Thursdays and Fridays and about 15 events per year on Sundays. Saturdays are the prime nights and during that time most of downtown is closed Mr. Sanchez stated that he does not see parking to be an issue.

Marty Paz stated that he was in favor of the item, but did not hear anything regarding Handicapped Parking. Mr. Di Mario responded that it would be addressed with engineering during the restriping of the parking lot.

With no other speakers, Chair Mendoza closed the public hearing at 7:23 p.m. and with no other comments.

A motion was made by Commissioner Dudley to adopt Resolution No. 19-1545 approving Conditional Use Permit No. 282 to allow a stand-alone banquet facility in a 10,000 square foot industrial building at 15904 Old Valley Boulevard and Notice of Exemption regarding same. seconded by Chairperson Mendoza; the motion carried with the following roll call vote:

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

D. NEW BUSINESS BEFORE THE PLANNING COMMISSION: NONE.

ORAL COMMENTS FROM COMMISSION:

Chairperson Mendoza stated that she was pleased to see her City growing and was excited for all the new businesses coming to light and showing pride in their neighborhood.

ORAL COMMENTS FROM STAFF:

Director of Development Services Di Mario stated that the City's consultant Mr. John Thomason will be leaving as the City has hired a Senior Planner who would be starting sometime this month. Mr. Di Mario also asked the Commission to check their schedules as staff would like to schedule a special meeting on December 17 for the Starbucks Site Plan and Design Application on Azusa Way and Main Street. Also, Mr. Di Mario reminded the Commission of the Holiday Parade and Tree Lighting happening Friday, December 6, 2019 at 6:30 p.m.

ADJOURNMENT:

With no further business before the Planning Commission Chairperson Mendoza adjourned the meeting at 7:29 p.m.

Chairperson, Nadia Mendoza

Secretary, Planning Commission, John Di Mario