

**MINUTES
LA PUENTE PLANNING COMMISSION
REGULAR MEETING OF
NOVEMBER 5, 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.lapuate.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 November 5, 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, Costea, Dudley, Maes, and Stowell.

Commissioners present: Mendoza, Stowell, Dudley and Maes.

Commissioners absent: Costea.

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 Maes.

ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSION: None.

A. MINUTES OF PREVIOUS PLANNING COMMISSION MEETING:

Reading of the Minutes of the Planning Commission meeting of October 1, 2019.

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

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

B. UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None.

C. PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION: None

D. NEW BUSINESS BEFORE THE PLANNING COMMISSION:

D-1 CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW APPLICATION NO. 1209, FOR THE CONSTRUCTION OF FIVE (5) ATTACHED, MULTIPLE-FAMILY RESIDENTIAL RENTAL UNITS AND ASSOCIATED GARAGES AT 1111 LARIMORE AVENUE AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Director of Development Services Di Mario introduced Application No. 1209 along with Planning Consult Mr. Thomason who presented the staff report and a PowerPoint Presentation.

Chairperson Mendoza called for any questions from the public and then the Commission, with no questions Chair Mendoza called for a motion.

A motion was made by Chair Mendoza adopt Resolution No. 19-1541 approving Site Plan and Design Review No. 1209 for the construction of five apartment units and garages, and notice of exemption regarding same and to add to the resolution: "to direct staff to file as required by law" seconded by Commissioner Dudley; the motion carried with the following roll call vote:

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

D-2 CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 1220, FOR FAÇADE IMPROVEMENTS AND INTERIOR RENOVATIONS AT 1445 NORTH HACIENDA BOULEVARD, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Director of Development Services Di Mario introduced Application No. 1220 along with Planning Consult Mr. Thomason who presented a PowerPoint Presentation.

Chairperson Mendoza called for any questions from the Commission; Vice Chairman Stowell questioned if there were plans for the other tenants.

Mr. Di Mario responded that there had been an interest by Panda Express. However at this time unfortunately, Panda Express has passed on the location. Mr. Di Mario stated that the City would do our best to attract new restaurants uses for those vacant spaces.

Chair Mendoza asked if the spaces would only be for walk-in style and not a drive-thru. Mr. Di Mario responded yes, this was just for a walk-in, no drive-thru restaurant or it would have to come back before the commission.

With no public comments, a motion was made by Commissioner Dudley adopt Resolution No. 19-1542 approving Site Plan and Design Review No. 1220 for the facade remodel of a multi-tenant commercial building, and as well as interior modifications to allow the building to have multiple tenants, and notice of exemption regarding same; seconded by Commissioner Maes; the motion carried with the following roll call vote:

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

D-3 CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW APPLICATION NO. 1217, FOR THE CONSTRUCTION OF THREE (3) DETACHED APARTMENT UNITS AND ASSOCIATED GARAGES AT 15745 HAYLAND AVENUE, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Director of Development Services Di Mario introduced Application No. 1217 along with Planning Consult Mr. Thomason who presented the staff report and a PowerPoint Presentation.

Vice Chairman Stowell asked if there was additional parking besides in the garage.

Mr. Corona, the designer for the project responded yes, there were two additional parking spaces. Chairperson Mendoza also asked regarding fire clearance. Mr. Di Mario responded that it was reviewed while in plan check for fire standards. Mr. Corona said it was designed with fire the standards.

A motion was made by Vice Chairperson Mendoza adopt Resolution No. 19-1543 approving Site Plan and Design Review No. 1217 for the construction of three apartment units and associated garages, and notice of exemption regarding same and to add to the resolution: "to direct staff to file as required by law"; seconded by Vice Chairman Stowell; the motion carried with the following roll call vote:

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

ORAL COMMENTS FROM COMMISSION: None

ORAL COMMENTS FROM STAFF:

Director of Development Services Di Mario gave a brief update on items that had come before the Commission such as: The newly approved Popeye's Chicken had begun demolition and is moving quickly along hoping to have construction completed by the end of the year. The La Puente Bakery on Amar and Ardilla remodel has been completed and has revived the area. The Senior Housing Project on 1040 Unruh has been in plan check a few times and they are close to getting their funding in place and start demolition hopefully by the first of the year. The Star Theatre project is in plan check with the Building Department and the developer hope's to start the residential construction soon.

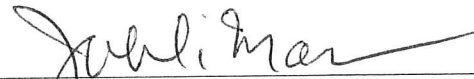
Mr. Di Mario further stated that the Commission will be having a December 3, 2019 meeting and unsure of a January 2020 meeting at this time.

ADJOURNMENT:

With no further business before the Planning Commission Chairperson Mendoza adjourned the meeting at 7:25 p.m.



Chairperson, Nadia Mendoza



Secretary, Planning Commission, John Di Mario