

**MINUTES
LA PUENTE PLANNING COMMISSION
SPECIAL MEETING OF
AUGUST 21, 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 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 August 21, 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, Costea, Dudley and Maes.

Commissioners absent: None.

Staff present: Director of Development Services Di Mario, Assistant Planner Schaetzel, 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 July 16, 2019.

A motion was made by Vice Chairman Stowell to waive the reading and approve the Minutes of the Regular Meeting of July 16, 2019 as presented; 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.

B. UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None.

C. PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION

C-1 SITE PLAN AND DESIGN REVIEW APPLICATION NO. 1223 – CONSIDERATION OF A RESOLUTION CONDITIONALLY APPROVING A REQUEST TO ALLOW FOR THE FAÇADE REMODEL OF AN EXISTING RESTAURANT LOCATED AT 865 N. HACIENDA BOULEVARD, LA PUENTE, CALIFORNIA, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Development Services Director Di Mario introduced the item and Assistant Planner Schaetzl presented the staff report along with a PowerPoint presentation.

Chairperson Mendoza opened the public hearing at 7:11p.m. Ms. Mendoza called for anyone wishing to speak on this item, with no one wishing to speak, Ms. Mendoza closed the public hearing at 7:12 p.m.

Vice Chairman Stowell questioned where the new trash enclosure would be located. Assistant Planner Schaetzl explained it would be located on the north side of the lot and pointed it out on the PowerPoint presentation site map.

A motion was made by Commissioner Dudley to adopt Resolution No. 19-1536 conditionally approving Site Plan and Design Review No. 1223 for the façade remodel of an existing restaurant located at 865 N. Hacienda Blvd., and notice of exemption regarding same, seconded by Commissioner Costea; the motion carried with the following roll call vote:

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

Action Taken: The Planning Commission adopted Resolution No. 19-1536 conditionally approving Site Plan and Design Review No. 1223 for the façade remodel of an existing restaurant located at 865 N. Hacienda Blvd., and notice of exemption regarding same.

C-2 MINOR USE PERMIT NO. 8 – CONSIDERATION OF A RESOLUTION TO ALLOW THE CONSTRUCTION AND OPERATION OF A DRIVE-THROUGH LOCATED AT AN EXISTING 2,750 SQUARE FOOT RESTAURANT AT 865 N. HACIENDA BOULEVARD, LA PUENTE, CALIFORNIA, AND NOTICE OF EXEMPTION REGARDING SAME

Chairperson Mendoza asked the Commissioners if they had any questions, with no questions Ms. Mendoza called for a motion.

A motion was made by Commissioner Costea to adopt Resolution No. 19-1537 conditionally approving Site Plan and Design Review No. 1223 for the façade remodel of an existing restaurant located at 865 N. Hacienda Blvd., and notice of exemption regarding same, seconded by Vice Chairman Stowell;

Development Services Director Di Mario stated for the record that in resolution No. 19-1537 under the Conditions of Approval No. 5 shall read: Drive through shall be allowed to be open from 10:00 a.m. to midnight; dining room business hours shall be from 10:00 am. to 10:00 p.m. 7 days a week.

Assistant City Attorney Rojas clarified with Commissioners Costea and Stowell that they agreed with the changes to the hours of operation, Costea and Stowell responded in the affirmative.

The motion carried with the following roll call vote:

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

Action Taken: The Planning Commission adopted Resolution No. 19-1537 approving Minor Use Permit No. 8 for the operation of a drive-through facility and notice of exemption regarding same and to include the changes in hours of operation noted in Condition No. 5.

D. NEW BUSINESS BEFORE THE PLANNING COMMISSION- None

ORAL COMMENTS FROM COMMISSION:

Commissioner Costea thanked the applicant of Popeye's Chicken for a beautiful project and was excited to see the progress in that area.

Chairperson Mendoza agreed with Commissioners Costea comments, Ms Mendoza expressed that she felt the community would be excited for the new Popeye's Chicken.

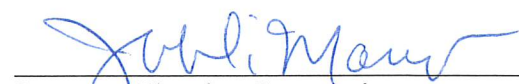
ORAL COMMENTS FROM STAFF:

Director of Development Services Di Mario stated that Popeye's Chicken had a very aggressive time schedule to start the project and would like to have the restaurant open by Christmas. Mr. Di Mario stated that the Senior Housing Project located at 1040 N. Unruh Avenue recently closed escrow and has submitted for building plan check hoping to start construction by the new year. Also, The Star Theatre neon sign has been saved. The City was working with the L.A. Historical Theatre Foundation to figure out where the best final resting place for the star should be, with regards to the Star Theatre the owner has moved forward with the demolition of the building and has since sold the property. The new owner was hoping to submit building plans before the end of the year; Mr. Di Mario also discussed an upcoming landscape improvement plan on Amar Road and Elliott Avenue that it will be redesigned with new landscape, a new block wall and lighting and that construction will start in about two weeks. And lastly, the new Brandywine homes have all been sold; the builder will be resurfacing Del Valle Avenue.

ADJOURNMENT:

With no further business before the Planning Commission, Chairperson Mendoza adjourned the meeting at 7:50 p.m.


Chairperson Mendoza


Secretary, Planning Commission

