

**MINUTES
LA PUENTE PLANNING COMMISSION
SPECIAL MEETING OF
JULY 16, 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.lapueente.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 July 16, 2019 at 7:00 p.m.

CALL TO ORDER:

Chairman Dudley called the meeting to order at 7:00 p.m.

INSTALLATION AND OATH OF OFFICE TO NEWLY APPOINTED PLANNING COMMISSIONER MAES:

Administrative Assistant Ramirez administered the Oath of Office to Allen Maes. Commissioner Maes then took his seat on the dais.

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

Commissioners present: Mendoza, Stowell, Dudley and Maes.

Commissioners absent: Costea.

Staff present: Assistant Planner Schaetzl, Assistant City Attorney Rios, and Administrative Assistant Ramirez.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Stowell.

ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSION: None.

SELECTION OF CHAIR AND VICE-CHAIRPERSON:

Chairman Dudley relinquished the meeting over to Administrative Assistant Ramirez.

Ms. Ramirez opened the nominations for Chairperson for the upcoming year.

Commissioner Dudley nominated Commissioner Mendoza for Chairperson. With no other nominations, Ms. Ramirez closed the nominations and congratulated Ms. Mendoza on her appointment as Chairperson.

The meeting was then handed over to Chairperson Mendoza. She then opened the nominations for Vice Chairperson for the upcoming year.

Chairperson Mendoza nominated Commissioner Stowell for Vice Chair. With no other nominations, Administrative Assistant Ramirez closed the nominations and congratulated Mr. Stowell on his new appointment as Vice Chairman.

A. MINUTES OF PREVIOUS PLANNING COMMISSION MEETING:

Reading of the Minutes of the Planning Commission meeting of May 7, 2019.

A motion was made by Vice Chairman Stowell to waive the reading and approve the Minutes of the Regular Meeting of May 7, 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.

Assistant City Attorney Rios stated that per the Planning Commission Bylaws items number D-1 and D-2 need to be considered before moving forward to the public hearing items and respectively requested that D-1 and D-2 be moved up on the agenda. Chairperson Mendoza agreed and moved the two items up on the agenda.

D. NEW BUSINESS BEFORE THE PLANNING COMMISSION

D-1 SITE PLAN AND DESIGN REVIEW No. 1218 – CONSIDERATION OF A RESOLUTION CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW APPLICATION NUMBER 1218, FOR THE FACADE REMODEL OF AN EXISTING 1,169 SQUARE-FOOT COMMERCIAL BUILDING AND PARKING LOT IMPROVEMENTS FOR A USED VEHICLE SALES LOT WITH LIMITED VEHICLE SERVICES AS AN ACCESSORY USE AT 15763 AMAR ROAD, LA PUENTE, CALIFORNIA, AND NOTICE OF EXEMPTION REGARDING SAME

Assistant Planner Schaetzel stated that the staff report being presented was for multiple items on the agenda and that she would be presenting Site Plan and Design Review No. 1218, followed by Sign Plan Application No. 1120 and then Conditional Use Permit No. 283. One staff report along with a PowerPoint presentation was presented for the combined items.

Chairperson Mendoza asked for clarification that the two resolutions would be approved simultaneously.

Assistant City Attorney Rios responded in the affirmative.

A motion was made by Chairperson Mendoza to approve Resolution No's 19-1533 and 19-1534; 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.

Action Taken: The Planning Commission adopted Resolution No. 19-1533, conditionally approving Site Plan and Design Review No. 1218 to allow for the façade remodel of an existing 1169 square foot commercial building and parking lot improvements for a used vehicle sales lot with limited vehicle services as an accessory use at 15763 Amar Road, and adopt the notice of exemption regarding same.

D-2 SIGN PLAN APPLICATION NO. 1120 – CONSIDERATION OF A RESOLUTION APPROVING A MASTER SIGN PROGRAM AS DETAILED IN SIGN PLAN APPLICATION NO. 1120, TO ALLOW THE EXISTING POLE SIGN TO REMAIN AND ONE WALL SIGN FOR A USED VEHICLE SALES FACILITY AT 15763 AMAR ROAD, LA PUENTE, CALIFORNIA, AND NOTICE OF EXEMPTION REGARDING SAME

Action Taken: The Planning Commission adopted Resolution No. 19-1534, conditionally approving Master Sign Program under a Sign Plan Application No. 1120 for on-site signage located at 15763 Amar Road, for a used vehicle sales facility, and adopt the notice of exemption regarding same.

Assistant City Attorney Rios stated for the record that the staff report for the Conditional Use Permit was included in the SPDR No. 1218 and SPA No. 1120.

C. PUBLIC HEARING BEFORE THE PLANNING COMMISSION:

C-1 CONDITIONAL USE PERMIT No. 283 – CONSIDERATION OF A RESOLUTION CONDITIONALLY APPROVING CONDITIONAL USE PERMIT NO. 283 TO ALLOW THE OPERATION OF A USED VEHICLE SALES FACILITY WITH ONE SERVICE BAY AT AN EXISTING PROPERTY LOCATED AT 15763 AMAR ROAD, LA PUENTE, CALIFORNIA, AND NOTICE OF EXEMPTION REGARDING SAME

Chairperson Mendoza opened the public hearing at 7:20 pm. She announced anyone wishing to speak to come forward and state their name for the record.

Ms. Judith Urbina, 15756 Amar Road, La Puente expressed concerns regarding the approval of the items as part of the public hearing. She went on to say that she lives across from the proposed property. She felt that the intersection was unsafe and that the public crosses Amar Road illegally and street parking was limited. She has also witnessed activity at the location that should not be happening until the application has been approved and permits paid for.

Assistant City Attorney Rios responded in respect to the order of items on the agenda. Under the La Puente Municipal Code certain findings need to be made in order for the Planning Commission to approve a Conditional Use Permit. One of those findings is found in Section 4 subsection 3 of the resolution which deals with the design location and operating characteristics of the business, in order to make findings under the Code that show the business will operate in

accordance with the Code, the Commission would first need to approve a Site Plan and Design Review that complied with the Code. The Site Plan matter came before the Conditional Use Permit. Ms. Rios also stated that the first item on the agenda is public comment and individuals are allowed to comment on any matter other than a public hearing item.

Ms. Rose Figueroa, 15756 Amar Road, La Puente stated she agreed with her daughter who was the first speaker. She expressed concerns that there is no crosswalk on Aileron Ave. and Amar Road where school children cross the street. She was concerned with the other car dealer near Del Valle Avenue all their vehicles are parked in the street along Amar Road.

With no other speakers, Chairperson Mendoza closed the public hearing at 7:28 pm.

Assistant Planner Schaetzel stated that she would like to go over the parking plan on the site plan. Under the Conditional Use Permit staff is aware of the two other car dealerships on Amar Road they were cited as neighboring legal non-conforming auto uses. If there are parking issues Ms. Schaetzel stated that Code Enforcement can be sent out to investigate. The applicant will provide seven parking spaces for customers. The application meets the parking and landscaping requirements per the Municipal Code.

Chairperson Mendoza thanked Ms. Schaetzel for the report and clarification that the entrance and exits are on Aileron Avenue and that might help relieve the traffic on Amar Road.

A motion was made by Commissioner Dudley to adopt Resolution No. 19-1535, conditionally approving Conditional Use Permit No. 283 to allow for the operation of a used vehicle sales lot with one service bay, at an existing commercial property located at 15763 Amar Road, and adopt the notice of exemption regarding same, 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.

C-2 MUNICIPAL CODE AMENDMENT No. 145 - CONSIDERATION OF A RESOLUTION, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TABLE 2-5 (CM ZONE-ALLOWED USES AND PERMIT REQUIREMENTS) OF SECTION 10.14.020 (LAND USE REGULATIONS) OF CHAPTER 10.14 (COMMERCIAL-MANUFACTURING ZONE) OF ARTICLE 2 (ZONES, ALLOWABLE USES AND DEVELOPMENT AND DESIGN STANDARDS) OF TITLE 10 (ZONING) OF THE LA PUENTE MUNICIPAL CODE, TO ALLOW BANQUET FACILITY USES IN THE COMMERCIAL MANUFACTURING ZONE SUBJECT TO THE APPROVAL OF A CONDITIONAL USE PERMIT, ADOPT ASSOCIATED MUNICIPAL CODE AMENDMENTS TO ACCOMMODATE SAID USE, AND ADOPT AN INITIAL STUDY/NEGATIVE DECLARATION REGARDING SAME

Assistant Planner Schaetzel presented the staff report along with a PowerPoint Presentation.

Vice Chairman Stowell questioned if the area in question included A Mi Hacienda on Old Valley Blvd. Assistant Planner Schaetzel responded in the affirmative.

With no other questions, Chairperson Mendoza opened the public hearing at 7:45 p.m.

With no speakers, Chairperson Mendoza closed the public hearing at 7:45 p.m.

A motion was made by Chairperson Mendoza to adopt Resolution No. 19-1532 recommending that the City Council adopt an ordinance amending Table 2-5 of Chapter 10.14 of the City's Code, to allow banquet facilities in the Commercial Manufacturing Zone, subject to the approval of a CUP, adopt associated Code amendments to accommodate said use, and adopt a negative declaration regarding same. Seconded by Vice Chairmen Stowell; the motion carried with the following roll call vote:

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

Action Taken: The Planning Commission adopted Resolution No. 19-1532, Recommending That The City Council Adopt An Ordinance Amending Table 2-5 (Cm Zone-Allowed Uses And Permit Requirements) Of Section 10.14.020 (Land Use Regulations) Of Chapter 10.14 (Commercial-Manufacturing Zone) Of Article 2 (Zones, Allowable Uses And Development And Design Standards) Of Title 10 (Zoning) Of The La Puente Municipal Code, To Allow Banquet Facility Uses In The Commercial Manufacturing Zone Subject To The Approval Of A Conditional Use Permit, Adopt Associated Municipal Code Amendments To Accommodate Said Use, And Adopt An Initial Study/Negative Declaration Regarding Same.

ORAL COMMENTS FROM COMMISSION:

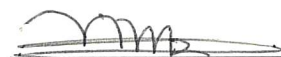
Chairperson Mendoza stated that she would like to congratulate our newest member of the Commission, Allen Maes. The Commissioners welcomed him aboard.

ORAL COMMENTS FROM STAFF:

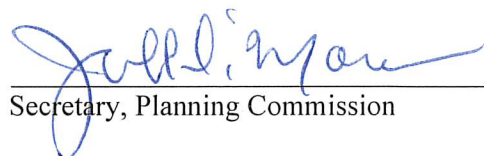
Assistant Planner Schaetzel reminded the Commission that next month's Planning Commission meeting scheduled for Tuesday, August 6, 2019 is cancelled due to the City's "National Night Out" event being held that night and that the Planning Commission meeting is moved to the next day, Wednesday, August 7, 2019 at 7:00 p.m. Ms. Schaetzel also stated to the commission that a special meeting may be scheduled on Wednesday, August 21st.

ADJOURNMENT:

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



Chairperson Mendoza



Secretary, Planning Commission