MINUTES
LA PUENTE PLANNING COMMISSION
REGULAR MEETING OF
APRIL 2, 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 April 2, 2019 at 7:00 p.m.

CALL TO ORDER:

Chairman Dudley called the meeting to order at 7:21 p.m.

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

Commissioners present:	Dudley, Costea, Mendoza (arrived at 7:21 p.m.) and Stowell.
Commissioners absent:	None.
Staff present:	Director of Development Services Di Mario, Assistant Planner Schaetzl, Assistant City Attorney Rojas, Administrative Assistant Ramirez.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Stowell.

ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSION: None.

A. MINUTES OF PREVIOUS PLANNING COMMISSION MEETING:

Reading of the Minutes of the Planning Commission meeting of March 5, 2019.

Commissioner Costea moved to waive the reading and approve the Minutes of the Regular Meeting of March 5, 2019 as presented; seconded by Commissioner Stowell; the motion carried with the following roll call vote:

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

B. UNFINISHED BUSINESS BEFORE THE PLANNING COMMISSION: None.

Commissioner Stowel stated for the record that he would be recusing himself from the next agenda item due to the fact that he resides within 500 feet of the property being considered.

Assistant City Attorney Rojas announced that at 7:22 pm Commissioner Stowell recused himself and left the council chambers.

C. PUBLIC HEARING BEFORE THE PLANNING COMMISSION:

C-1 TENTATIVE PARCEL MAP NO. 82347 - CONSIDERATION OF A RESOLUTION CONDITIONALLY APPROVING TENTATIVE PARCEL MAP NO. 82347, A REQUEST TO SUBDIVIDE PROPERTY FOR THE PURPOSE OF CREATING THREE LOTS WITH ONE DETACHED RESIDENTIAL UNIT ON EACH LOT AT 658 DEL VALLE AVENUE, AND NOTICE OF EXEMPTION REGARDING SAME

Director of Development Services, Di Mario stated that Agenda items C-1 and D -1 are related items and that City staff would be presenting one comprehensive report for both items.

Assistant Planner, Schaetzl presented the staff report with a PowerPoint presentation. Also, Ms. Schaetzl stated that she would be reading into the record: a letter dated February 26, 2019 which was received from the Los Angeles County Fire Department, Land Division Unit, in response to the Tentative Parcel Map regarding fire hydrant testing and private driveway and fire lane requirements.

Assistant City Attorney Rojas stated with only three Commissioners on the dais, under state law the adoption of a resolution requires three affirmative votes to move forward with either of the two items on the agenda and that unanimous votes were needed.

At this time, Chairman Dudley opened the public hearing at 7:33 pm.

Cecelia, a 25 year resident of La Puente, expressed concerns regarding the cleanliness of the property, in the past this property was not maintained. Cecelia wanted to make sure the property would stay clean and presentable.

Director of Development Services, Di Mario responded that the property was recently acquired by the Applicant. City staff did a walk through with the current property owner and identified some items that needed to be addressed; Mr. Di Mario also added that for informational purposes, the three homes being proposed would be for sale.

With no other speakers, Chairman Dudley closed the public hearing at 7:35 p.m.

Chairman Dudley called for any questions from the Commission.

Commissioner Costea asked for clarification with regards to the 20 foot opening to access the rear of the property, and was there anything the Fire Department needed to be able to gain access. Also, would a new power pole be needed, or were the wires going to be placed underground.

Assistant Planner Schaetzl responded that the Fire Department requirement is 20 feet wide. Therefore, the property is wide enough for a fire hose to gain access. Additionally the requirement is not longer than 75 feet in order to reach a dwelling unit in the rear of a property.

Director of Development Services Di Mario responded that all new electrical service lines along with cable television would be underground per Resolution No. 19-1529, Condition No. 15.

With no further questions, Commissioner Mendoza moved to approve Item C-1 approving Resolution No. 19-1529, seconded by Commissioner Costea; the motion carried with the following roll call vote:

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

Action Taken: The Planning Commission adopted Resolution No. 19-1529, conditionally approving Tentative Parcel Map 82347 as amended and Notice of Exemption regarding same.

D. NEW BUSINESS BEFORE THE PLANNING COMMISSION:

D-1 SITE PLAN AND DESIGN REVIEW NO. 1196 – CONSIDERATION OF A RESOLUTION CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 1196, FOR THE CONSTRUCTION OF THREE (3) SINGLE-FAMILY DETACHED SINGLE-STORY DWELLING UNITS ON INDIVIDUAL LOTS AT 658 DEL VALLE AVENUE AND NOTICE OF EXEMPTION REGARDING SAME

Commissioner Costea stated that the plans were difficult to read due to the fact that everything was layered on top of each other, not exactly clear.

Assistant Planner Schaetzl responded that the Applicant was present if the Commission had any questions. Ms. Schaetzl stated that Staff had discussed the block wall with the Applicant and it has been determined that the wall will be a split-face block wall. A condition of approval has been added for a perimeter wall plan which provides more detail.

Commissioner Costea requested larger site plans for future projects for more clarification on existing and new proposals. Lastly, Mr. Costea asked if the property would be regraded. Ms. Schaetzl responded, yes.

With no further questions, Commissioner Costea moved to approve Site Plan and Design Review No. 1196 approving Resolution No. 19-1530, seconded by Commissioner Mendoza; the motion carried with the following roll call vote:

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

Action Taken: The Planning Commission adopt Resolution No. 19-1530, approving SPDR No. 1196 Avenue adopt the Notice of Exemption regarding same.

ORAL COMMENTS FROM COMMISSION:

Assistant City Attorney Rojas stated for the record that Commissioner Stowell reentered the council chambers and sat back on the dais to rejoin the meeting at 7:44 pm.

Commissioner Mendoza stated that she would like to apologize for arriving late to tonight's meeting, and thanked everyone for their patience's.

ORAL COMMENTS FROM STAFF:

Director of Development Services, Di Mario stated that he had a few items to announce. He shared that Toby's Latin Grill that came before the Commission a few months ago, located at the former Jim's Burgers on Main Street and Azusa Ave., are wrapping up their other location in West Covina and should be starting in La Puente soon. The Northgate Shopping Center construction façade has begun; the decorative wood will be going up very soon. The Star Theatre application that was approved by the Commission will be moving forward to the City Council next week on April 9th. Lastly, Mr. Di Mario gave an update on the Rule 20A Project.

Chairman Dudley asked how the Amar Road location chosen for the Rule 20A Project. Mr. Di Mario responded that the City Council was presented a few options with different locations and costs.

ADJOURNMENT:

With no further business, Chairman Dudley adjourned the meeting at 8:15 p.m.

Gary Dudley
Chairman Dudley

J. Di Mario
Secretary, Planning Commission