MINUTES
LA PUENTE PLANNING COMMISSION
REGULAR MEETING OF
MARCH 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.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 March 5, 2019 at 7:00 p.m.

CALL TO ORDER:

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

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

Commissioners present:	Dudley, Costea, Mendoza and Stowell.
Commissioners absent:	None.
Staff present:	Director of Development Services Di Mario, Assistant Planner Schaetzl, Assistant City Attorney Rojas, Administrative Assistant Ramirez, Chambers Group Staff: Eunice Bagwan, John Thomason and Justin Castells.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Mendoza.

ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSION: None.

A. MINUTES OF PREVIOUS PLANNING COMMISSION MEETING:

Reading of the Minutes of the Planning Commission meeting of December 4, 2018.

Commissioner Costea moved to waive the reading and approve the Minutes of the Regular Meeting of December 4, 2018 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.

C. PUBLIC HEARING BEFORE THE PLANNING COMMISSION:

Director of Development Services Di Mario stated that Agenda items C-1 through C-3 are related items and that City staff would be presenting one comprehensive report for all three items.

Mr. Di Mario then introduced the consulting firm "The Chambers Group" who prepared the environmental documents with this project. The Chambers Group staff present included: Eunice Bagwan, John Thomason and Justin Castells. Mr. Di Mario then clarified that the Planning Commission was the recommending body and that the final decision for this project is made by the City Council.

Mr. Di Mario then presented a PowerPoint presentation giving an explanation of what CEQA and the Environmental Impact Report (EIR) consisted of. He then turned the PowerPoint presentation over to Ms. Bagwan who gave an explanation of the Draft EIR, Final EIR and Mitigation Monitoring and Reporting Program (MMRP). Ms. Bagwan also included the Finding of Facts (FOF) Statement of Overriding Considerations (SOC) Public Notices, Public Meetings, and Notices for Planning Commission, a brief history report, and the Downtown Business District Specific Plan (DBDSP).

Mr. Di Mario than gave a brief history of when the Star Theatre opened in 1948 until it closed permanently in 2006. He also stated that a project of 48 units for this site was proposed in 2008, but did not move forward due to the recession, adding that the property has been vacant since 2006. Also, in 1994 the Downtown Specific Plan was approved by both the Planning Commission and City Council to establish a vision for the Downtown area.

Assistant Planner Schaetzl then followed with the PowerPoint presentation which included information on Sub Area 3, in the Downtown Business District Specific Plan.

Mr. Di Mario then gave an explanation of the 2017 Legislative Housing Package signed into law by Governor Jerry Brown. Adding that, the bill consisted of 15 legislative bills to address the housing crisis is California. He also briefly described the Draft Environmental Documents (DEIR) which included: air quality, cultural resources, energy, noise, cumulative impacts, Mitigation Measures, Geological Resource Mitigation, Noise Mitigation, Public Services Mitigation, Transportation Mitigation, Cultural Resource Mitigation, CEQA Alternative Analysis, Comments received on the Draft EIR, Final EIR and Finding over Fact/Statement of Overriding Consideration.

Justin Castells, Architectural Historian, from the Chambers Group gave a brief description of his qualifications and of the survey by the Historic American Building Survey (HABS) level III by a Society of Illustrators (SOI) a qualified Architectural Historian. The Star Theater was recommended as eligible for the California Register of Historical Resources for its architectural integrity and the mitigation measures that have been included for the project. The required report report would expand upon the research that has already been conducted on the property it would collect historical photographs and documents associated with the property and a professional photographer would be retained in order to take photographs using archival film to be saved on archival digital discs; all the information associated with HABS survey would be collected and retained by an organization such as the public library in the City of La Puente where it would be accessible to the public. The second mitigation measure would be the creation of an interpreted display. This display would take the information that was gained during the

HABS documents and make it available to the public in a multimedia display that would involve photographs and text that would be accessible to the public the history to show the history of the property. The third mitigation measure would be archaeological monitoring in which an Archaeologist would be present during ground disturbing activities. The fourth mitigation measure would be a Native American Monitor who would also be present during ground disturbing activities. A Native American monitor from a local Native American organization, there would be coordination for them to be present to monitor all ground disturbing activities.

Mr. Di Mario than described CEQA Alternatives Analysis, which would be a "No Project Alternative," a "Reduced Density Alternative" and the Theater Rehabilitation that was rejected.

In conclusion to the report, Mr. Di Mario stated that this project would assist the City in meeting its housing requirements per the Regional Housing Needs Assessment.

Chairman Dudley called for any questions from the commission: Commissioner Costea asked for clarification on the five year term of construction. Mr. Di Mario responded that this term was agreed upon by the City and the applicant. Mr. Di Mario stated that the City fully expects this project to be constructed well before the five years. However, it does give the applicant some flexibility should unforeseen circumstances arise.

Chairman Dudley opened the public hearing at 7:38 p.m. for items C1-through C-3 on the agenda.

Craig French, Executive Director at Twin Palms Recovery Center, spoke in favor of the condominium project. Adding that he felt this project impacted him directly as his business is across the street from the Star Theatre. One concern he expressed was that from an artist prospective and a community member prospective he was disappointed to see developers and architects that bring projects forward that aren't challenging the look or design of what we want to have in the community. He was in favor of having anything but the Star Theatre; he would like to see it removed so that the City can have something that brought in energy and that works for the community.

Escott Norton, Executive Director of the LA Historic Theatre Foundation, spoke against the proposed project. He expressed that he was disappointed with the final documents as he felt that it was a predetermined outcome for this project. Mr. Norton felt the City and property owner have made the demolition of the Star Theatre a done deal, until the LA Conservancy pointed out that the City was not following state of California CEQA requirements. He expressed his opinion that the decision was made first and the EIR was created to support the decision. There have been no sincere attempts to look at the alternatives. He did agree that the Star Theatre as it sits now is negative for the environment. Mr. Norton stated that if the Star Theatre was to be demolished it should only be approved after all permits have been obtained and the survey should include documentation of the exterior and interior at the present time. The original sign can be saved and restored and incorporated into the new development. The historical display should be kept on site. Once the theatre is gone, it's gone for good.

Chris Noriega, Law Office of Noriega, stated that his business was directly across the street from the Star Theatre, he has occupied his building for over thirty years. He understands the historical context of the Star Theater, however he has had a front row seat and he feels that the legacy of the Star Theater has been soiled or marred due to the fact that in 1986 it was used as a pornographic theatre. He watched from his window for many years, he was pleased to finally hear that the City was looking to renovate and bring a stimulus to the local community; he has been waiting for this for many years. Mr. Noriega agreed with Mr. Norton on preserving the Star sign. He feels this was a positive move for the community.

Frank Sanchez, Downtown business owner, spoke in favor of the condominium project. Mr. Sanchez felt that the downtown area is coming back to life with all the new business. He remembers when the Star Theater was a cultural theatre, with no success. Also as a movie theatre, it cannot compete with the surrounding theatres. He state there is asbestos throughout and wiring that is falling apart and the cost to refurbish was way too high. The theatre has sat vacant too long; we need changes in the Downtown area.

Gabriel Quinones, resident of La Puente, spoke in favor of the proposed project. Mr. Quinones expressed favorable memories of the Star Theatre. However, as a community we have to progress and in order to do that we have to move forward. Mr. Quinones felt that the City is moving forward in a very slow pace. It's not up to the City Council to decide what is good for the City it's up the community. The Star Theatre has not done anything for the community in years. This development being presented was amazing, this would bring families into the neighborhood to live, eat and shop.

Jessica Garcia, resident of La Puente, spoke against the proposed project. Ms. Garcia and her mother live and work very close to the Star Theatre. Their concerns were that there was not enough parking in that area. She gave a few examples of other surrounding cities where these types of condos have been built and in her opinion, were empty and cost way too much for everyday people to afford. She was very upset that no one had wanted to buy the theater.

Josephine Otero-Decker, resident of La Puente, expressed concerns regarding public parking. In 1980 her family owned property at the southeast corner on First Street and Workman Street. Her family purchased the parking lot next to the star theatre; the parking lot was gifted to the City in order for there to be parking for the local businesses on First Street. Ms. Decker noticed the fence around the parking lot and the Star Theatre and wondered what happened to the donated parking lot.

Mike Hume, spoke against the condominium project. He had reviewed the Downtown Specific Plan and noticed that one of the goals in the plan was to encourage historic preservation. He wanted to be sure that everyone understood that this project was not meeting all the goals of the Downtown Specific Plan. He stated that the Mixed Use Plan Policy encourages community services uses such as theatres. Mr. Hume would have liked to see some pictures of the theatre, there are only three of this kind left in the county.

Michael Sun, Architect for the proposed project gave a brief overview of the design of the project, adding that his Applicant has agreed to all the Conditions of Approval.

With no further speakers, Chairman Dudley closed the public hearing at 8:11 p.m.

Chairman Dudley called for any questions from the Commission. There were no further questions.

Chairman Dudley moved to approve Items C-1 through C-3 approving Resolution No. 19-1526, 19-1527 and 19-1528, seconded by Commissioner Mendoza;

the motion carried with the following roll call vote:

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

C-1 CONSIDERATION OF A RESOLUTION MAKING FINDINGS AND RECOMMENDING THAT THE CITY COUNCIL ADOPT CEQA FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS, AND A MITIGATION MONITORING AND REPORTING PROGRAM, AND CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, FOR TENTATIVE TRACT MAP NUMBER 74920, DEVELOPMENT AGREEMENT NO. 17-01, AND SITE PLAN AND DESIGN REVIEW APPLICATION NUMBER 1148, FOR THE DEVELOPMENT OF 22 ATTACHED CONDOMINIUM UNITS, LOCATED AT 135 AND 145 FIRST STREET IN THE CITY OF LA PUENTE, CALIFORNIA

Action Taken: The Planning Commission adopted Resolution No. 19-1526.

C-2 TENTATIVE TRACT MAP NO. 74920 –CONSIDERATION OF RESOLUTION NO. 19-1527, RECOMMENDING THAT THE CITY COUNCIL APPROVE TENTATIVE TRACT MAP NO. 74920, FOR THE DEVELOPMENT OF 22 ATTACHED CONDOMINIUM UNITS, LOCATED AT 135 AND 145 1ST STREET, LA PUENTE, CALIFORNIA

Action Taken: The Planning Commission adopted Resolution No. 19-1527, recommending that the City Council approve Tentative Tract Map No. 74920.

C-3 DEVELOPMENT AGREEMENT NO. 17-01 AND SITE PLAN AND DESIGN REVIEW APPLICATION NO. 1148-CONSIDERATION OF RESOLUTION NO. 19-1528, RECOMMENDING THAT THE CITY COUNCIL APPROVE DEVELOPMENT AGREEMENT NO. 17-01, AND SITE PLAN AND DESIGN REVIEW APPLICATION NUMBER 1148, FOR THE DEVELOPMENT OF 22 ATTACHED CONDOMINIUM UNITS, LOCATED AT 135 AND 145 FIRST STREET, LA PUENTE, CALIFORNIA

Action Taken: The Planning Commission adopted Resolution No. 19-1528 recommending that the City Council approve Development Agreement No. 17-01, and SPDR NO. 1148.

D. NEW BUSINESS BEFORE THE PLANNING COMMISSION: None.

ORAL COMMENTS FROM COMMISSION: None.

ORAL COMMENTS FROM STAFF: None.

ADJOURNMENT:

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

Secretary, Planning Commission

Chairman Dudley