**MINUTES**
**LA PUENTE PLANNING COMMISSION**
**REGULAR MEETING OF**
**DECEMBER 3, 2024**

> 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 Tuesday, December 3, 2024, at 7:00 p.m.

**CALL TO ORDER:**

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

**ROLL CALL: Commissioners: Maes, Dudley, Hernandez, Paz and Penson.**

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| Commissioners present: | Maes, Dudley, Hernandez, Paz and Penson. |
| Commissioners absent: | None. |
| Staff present: | Development Services Director Di Mario, Planning Manager Tellez, Associate Planner Galvan, Administrative Assistant Ramirez and Associate Attorney De Leon. |

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Chairman Maes.

**ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSON**:

The Pride of Thailand Organization representative, May Nuarimol stated that she would like to thank and recognize the Planning Commission and the City Council members for allowing the Rum Wong Dancers to perform at the La Puente Community Center to celebrate the Thai New Year.

**A. MINUTES OF THE PREVIOUS PLANNING COMMISSION:**

A-1 READ AND APPROVE THE MINUTES OF THE SPECIAL PLANNING COMMISSION MEETING OF OCTOBER 15, 2024

A motion was made by Chairman Maes to waive the reading and approve the Minutes of the Special Planning Commission meeting of October 15, 2024, as presented:

Seconded by Commissioner Paz. The motion carried with the following roll call vote:

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| AYES | Maes, Dudley, Hernandez, Paz and Penson. |
| NOES: | None. |
| ABSTAIN: | None. |
| ABSENT: | None. |

## B UNFINISHED BUSINESS OF THE PLANNING COMMISSION: None.

## C. PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION:

C- 1 CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, APPROVING MINOR USE PERMIT NO. 24-02, TO ALLOW THE OPERATION OF A DRIVE-THROUGH FOR A NEW RESTAURANT AND TO ALLOW FOR OUTDOOR SEATING AT 877 NORTH HACIENDA BOULEVARD AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Planning Manager Tellez presented the staff report and PowerPoint presentation.

With no questions from the Commissioners, Chaiman Maes opened the public hearing at 7:10 p.m.

With no speakers from the public, Chairman Maes closed the public hearing at 7:12 p.m.

Planning Manager Tellez stated for the Commission that this part of the agenda is for the Use portion of the project and some of their questions might be answered on the Site Plan and Design Review portion which is in item D-1.

A motion was made by Vice Chairman Dudley that the Planning Commission adopt Resolution No. 24-1589 approving Minor Use Permit No. 24-02, a request to allow the operation of a drive-through and outdoor seating area for a new restaurant (Starbucks) at 877 North Hacienda Boulevard; and direct staff to file a Notice of Exemption regarding the same. Seconded by Chaiman Maes. The motion carried with the following roll call vote:

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| AYES | Maes, Dudley, Hernandez, Paz and Penson. |
| NOES: | None. |
| ABSTAIN: | None. |
| ABSENT: | None. |

## D. NEW BUSINESS BEFORE THE PLANNING COMMISSION:

D-1 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW NO. 24-58, TO CONSTRUCT A NEW 2,200 SQUARE FOOT RESTAURANT BUILDING WITH SIGNAGE (STARBUCKS) LOCATED AT 877 NORTH HACIENDA BOULEVARD AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Planning Manager Tellez presented the staff report and PowerPoint Presentation.

Vice Chairman Dudley asked for clarification on the room to the northeast corner of the building.

Mr. Tellez stated that the applicant from Starbucks was present and could perhaps clarify.

Starbucks representative, Ms. Jenifer Corey stated that area on the site plan is a work area with lockers and a changing area for staff members.

Chaiman Maes questioned Ms. Corey if they had an expected date of completion for the project.

Ms. Corey responded that Starbuck's was eager to proceed and would begin with building documents and civil drawings and hope to be in construction within six months.

A motion was made by Chaiman Maes that the Planning Commission adopt Resolution No. 24-1590 approving Site Plan and Design Review Application No. 24-58, a request to allow the construction of a new 2,200 square foot restaurant building with signage at 877 North Hacienda Boulevard; and direct staff to file a Notice of Exemption regarding the same. Seconded by Commissioner Penson. The motion carried with the following roll call vote:

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|---|---|
| AYES | Maes, Dudley, Hernandez, Paz and Penson. |
| NOES: | None. |
| ABSTAIN: | None. |
| ABSENT: | None. |

**ORAL COMMENTS FROM COMMISSION:**

Commissioner Paz stated that he would like to wish everyone Happy Holidays. Chairman Maes stated that he also would like to wish staff Happy Holidays and a Happy New Year and to enjoy their time off for the Holiday closure. Mr. Maes also thanked staff for all they're hard work and Starbucks for bringing the project to the City.

**ORAL COMMENTS FROM STAFF:**

Development Servies Director Di Mario stated that he appreciated the work that had been done on this project and wanted to thank Starbucks, as well as the landlord for the economics of this deal. The Golden Ox Restaurant has been empty for about ten years now. The City has been trying to fill that vacant spot for some time, it is a nice addition to the shopping center with the newly remodeled "Northgate Market" and the newly opened "Burlington Wow" Store. This will be Starbucks fourth location in our City.

Planning Manager Tellez stated as a reminder that tomorrow December 4th is the Holiday Tree Lighting ceremony at 6:30 p.m. here at City Hall, and then the following Friday, December 6th is the Holiday Parade. If any of the Commissioners would like to participate, please let Norma know as soon as possible.
Lastly, the week of December 23-30· City Hall will be closed. The City will provide some days of limited services for crucial items. Staff will return to full services on January 6th.

There are no items for a January 7, 2025, Planning Commission meeting.

**ADJOURNMENT:**

With no further business before the Planning Commission, Chairman Maes adjourned the meeting at 7:25 p.m.

Chairman, Allen Maes

Planning Secretary, John Di Mario