MINUTES
LA PUENTE PLANNING COMMISSION
REGULAR MEETING OF
SEPTEMBER 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, September 3, 2024, at 7:00 p.m.

CALL TO ORDER:

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

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

Commissioners present:	Dudley, Maes, 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 Mr. De Leon.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Paz.

ORAL COMMUNICATIONS BEFORE THE PLANNING COMMISSON: None

A. MINUTES OF THE PREVIOUS PLANNING COMMISSION:

A-1 READ AND APPROVE THE MINUTES OF THE SPECIAL PLANNING COMMISSION MEETING OF AUGUST 7, 2024

A motion was made by Commissioner Paz to waive the reading and approve the Minutes of the Special Planning Commission meeting of August 7, 2024, as presented: seconded by Vice Chairman Maes. The motion carried with the following roll call vote:

AYES	Dudley, Maes, 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, RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION TO APPROVE GENERAL PLAN AMENDMENT ("GPA") NO. 23-01 ADOPTING THE UPDATED 2024 COMMUNITY SAFETY ELEMENT, RECOMMENDING KEEPING IN EFFECT THE NOISE ELEMENT WITHIN THE 2004 COMMUNITY SAFETY ELEMENT, AND RECOMMENDING ADOPTION OF A NOTICE OF EXEMPTION REGARDING SAME.

Development Services Director Di Mario introduced Planning Manger Tellez who then presented a PowerPoint presentation and staff report for the Updated 2024 Community Safety Element.

With no questions from the Commissioners, Chairman Dudley opened the public hearing at 7:12 p.m., with no speakers from the public, Chairman Dudley closed the public hearing at 7:13 p.m.

A motion was made by Vice Chairman Maes to approve Resolution No. 24-1585, recommending that the City Council adopt a resolution to approve General Plan Amendment ("GPA") No. 23-01 adopting the updated 2024 Community Safety Element, recommending keeping in effect the Noise Element within the 2004 Community Safety Element, and recommending adoption of a Notice of Exemption regarding same; seconded by Commissioner Hernandez. The motion carried with the following roll call vote:

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

C–2 CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION TO APPROVE GENERAL PLAN AMENDMENT ("GPA") NO. 23-02 ADOPTING THE 2024 ENVIRONMENTAL JUSTICE ELEMENT AND RECOMMENDING ADOPTION OF A NOTICE OF EXEMPTION REGARDING SAME.

Development Services Director Di Mario introduced Planning Manager Tellez who then presented a PowerPoint presentation and staff report for the 2024 Environmental Justice Element.

With no questions from the Commissioners, Chairman Dudley opened the public hearing at 7:22 p.m., with no speakers from the public, Chairman Dudley closed the public hearing at 7:23 p.m.

A motion was made by Vice Chairman Maes to adopt Resolution No. 24-1586, recommending that the City Council adopt a resolution to approve General Plan Amendment ("GPA") No. 23-02 adopting the new 2024 Environmental Justice Element and recommending adoption of a Notice of Exemption regarding same. Seconded by Commissioner Paz.

The motion carried with the following roll call vote:

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

D. NEW BUSINESS BEFORE THE PLANNING COMMISSION:

D- 1 CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW NO. 24-35, A REQUEST TO REMODEL AN EXISTING 1,123 SQUARE FOOT RESTAURANT BUILDING AND TO CONSTRUCT A NEW 1,223 SQUARE FOOT, TWO-STORY OFFICE BUILDING AT 651 GLENDORA AVENUE AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Development Services Director Di Mario introduced the application and stated that he would like to let the Commission know that staff is very pleased to present Site Plan and Design review No. 24-35, that this location was an ongoing Code Enforcement case and a problem with illegal marijuana dispensaries. The City is excited with this application and improvement to the property.

Planning Manager Tellez presented the staff report and a PowerPoint Presentation.

Commissioner Paz asked how many parking spaces would be available. And if an elevator would be available to access the second floor.

Planning Manager Tellez responded that there are 10 parking spaces because it is a multitenant commercial site. No elevator would be available, only an interior stairway.

Chairman Dudley asked if there was an alleyway or easement in the rear of the property.

Planning Manager Tellez responded that there is only private drive access to the rear of the property.

The property owner Mr. Jom Khamlaksana stated that he was happy to be working with the City and proud to be a resident. The Planning Department has been very supportive throughout this process.

With no other questions from the Commission, Chairman Dudley called for a motion.

A motion was made by Vice Chairman Maes to adopt Resolution No. 24-1584 approving Site Plan and Design Review No. 24-35, a request to remodel an existing 1,123 square foot restaurant building and to construct a new 1,223 square foot, two-story office building at 651 Glendora Avenue and direct staff to file a notice of exemption regarding the same. Seconded by Commissioner Paz.

The motion carried with the following roll call vote:

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

ORAL COMMENTS FROM COMMISSION:

Commissioner Paz stated that he would like to request to adjourn the meeting in memoriam of the passing of Janice Young, Chairman Dudley's mother.

ORAL COMMENTS FROM STAFF:

Development Services Director Di Mario stated that he would like to thank Planning Manager Tellez for all his hard work in bringing the two elements before the Commission, I believe the process began well over a year ago.

Mr. Tellez responded that he must extend his gratitude to his team the Institute of Local Government (ILG) and Farallon Strategies who assisted in putting the elements all together.

Mr. Di Mario stated that the City's Municipal Elections that would have been held in November have been cancelled due to the fact that the City had three incumbents pull papers for re-election and the fact that no one else pulled papers this cancelled out the election. It affirms that the residents are happy with the current City Council members. All three members will be re-appointed.

For other updates in the City, Northgate Market has begun their improvements that will carry over into the new year, they were hoping to be completed by the holidays, but that did not work out. Also, groundbreaking for the new Starbucks in the Food 4 Less shopping center, which is our third Starbucks in the City.

Lastly, we are pretty sure that we will be having an October meeting, we have some projects moving forward.

ADJOURNMENT:

With no further business before the Planning Commission, Chairman Dudley adjourned the meeting at 7:45 p.m.

Chairman, Allen Maes

Planning Secretary, John Di Mario