



AGENDA
REGULAR MEETING OF
LA PUENTE PLANNING COMMISSION
COUNCIL CHAMBERS
15900 EAST MAIN STREET, LA PUENTE
WEDNESDAY, MARCH 6, 2024
7:00 P.M. REGULAR SESSION

NOTICE IS HEREBY GIVEN that a Regular Meeting of the Planning Commission of the City of La Puente is hereby called to be held on Wednesday, March 6, 2023, commencing at 7:00 p.m. in the City Council Chambers, 15900 E. Main Street, La Puente, CA 91744. The public will be provided with an opportunity to provide public comment on the items listed on the agenda. The business to be discussed is as follows:

How to Listen to the Meeting

The Planning Commission meeting will be audio-streamed live on the Internet. To listen to the meeting on your computer, go to www.lapuente.org, drop down the “About” menu and drop down the “City Commissions” menu. Select “Planning Commission: then Click the Planning Commission Agenda & Minutes orange button. You may also Listen to the Audio by copying and pasting the link in your browser (http://lapuente.granicus.com/ViewPublisher.php?view_id=3). We appreciate your patience as we may experience technical difficulties or streaming delays.

How to Submit Public Comment

In Person: Public comment may be provided in-person at City Hall, 15900 E. Main Street.

Please note that all comments are subject to the same Rules of Decorum as would otherwise apply to speakers at City Council meetings.

To provide public comment by email, you may send your comment to the Administrative Assistant at nramirez@lapuente.org. If you wish to have your comment read into the record, type “PUBLIC COMMENT” in the subject line of your email. Please email your comment to the Administrative Assistant no later than 2 hours prior to the meeting start time.

CALL TO ORDER

ROLL CALL

COMMISSIONERS: Dudley, Maes, Hernandez, Paz and Penson.

PLEDGE OF ALLEGIANCE

ORAL COMMUNICATIONS

If you wish to address the Planning Commission on an item other than public hearing matter, please complete the Request for Oral Presentation form and submit it to the Administrative Assistant no later than prior to the conclusion of the first speaker's remarks. (Ordinance No. 06-843.)

A. MINUTES OF PREVIOUS PLANNING COMMISSION MEETING

A-1 READ AND APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETINGS OF DECEMBER 19, 2023

Staff Recommendation: It is recommended that the Planning Commission waive the reading and approve the Minutes of the Regular Planning Commission meeting of December 19, 2023.

B. UNFINISHED BUSINESS OF THE PLANNING COMMISSION - None

C. PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION

C-1 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, APPROVING MINOR USE PERMIT NO. 22-02A (REVISION 1), TO ALLOW THE OPERATION OF AN EXPANDED DRIVE-THROUGH FOR A NEW RESTAURANT AND TO ALLOW FOR OUTDOOR SEATING AT 1821 NORTH HACIENDA BOULEVARD AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Staff Recommendation: It is recommended that the Planning Commission: (1) adopt Resolution No. 24-1574 approving Minor Use Permit No. 22-02A (Revision 1), a request to allow the operation of a drive-through and outdoor seating area for a new restaurant (Starbucks) at 1821 North Hacienda Boulevard; and (2) direct staff to file a notice of exemption regarding the same.

D. NEW BUSINESS TO BE CONSIDERED BY 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. 22-63, TO CONSTRUCT A NEW 2,400 SQUARE FOOT RESTAURANT BUILDING WITH A DRIVE-THROUGH (STARBUCKS) LOCATED AT 1821 NORTH HACIENDA BOULEVARD AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Staff Recommendation: It is recommended that the Planning Commission (1) adopt Resolution No. 24-1575 approving Site Plan and Design Review Application No. 22-63, a request for plan revisions to allow the construction of a new 2,400 square foot restaurant building at 1821 North Hacienda Boulevard; and (2) direct staff to file a notice of exemption regarding the same.

D-2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, APPROVING MINOR VARIANCE NO. 24-01 TO INCREASE THE ALLOWABLE BUILDING HEIGHT BY 10% AT 831 NORTH HACIENDA BOULEVARD AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Staff Recommendation: It is recommended that the Planning Commission: (1) adopt Resolution No. 24-1576 approving Minor Variance No. 24-01, a request to increase the allowable building height by 10% to facilitate the construction of architectural and façade improvements; and (2) direct staff to file a notice of exemption regarding the same.

- D-3 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW NO. 24-05 FOR FAÇADE IMPROVEMENTS TO AN EXISTING COMMERCIAL BUILDING, A TEXT AMENDMENT TO MASTER SIGN PROGRAM SPA-1054, AND APPROVAL OF NEW BUILDING SIGNAGE IN ACCORDANCE WITH THE AMENDED MASTER SIGN PROGRAM (NORTHGATE MARKET) AT 831 NORTH HACIENDA BOULEVARD AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Staff Recommendation: It is recommended that the Planning Commission: (1) adopt Resolution No. 24-1577 approving Site Plan and Design Review Application No. 24-05, a request for façade improvements to an existing commercial building, a text amendment to Master Sign Program SPA-1054, and approval of new building signage in accordance with the amended master sign program at 831 North Hacienda Boulevard; and (3) direct staff to file a notice of exemption regarding the same.

- D-4 THE LEVINE ACT EXPANSION AND CAMPAIGN CONTRIBUTIONS

The City Attorney will provide a general overview of the Levine Act and Senate Bill 1439 (“SB 1439”) which amended Government Code Section 84308, further regulating campaign contributions and potential conflicts of interest.

Staff Recommendation: It is recommended that the Planning Commission receive and file the report.

ORAL COMMENTS FROM COMMISSION

ORAL COMMENTS FROM STAFF

ADJOURNMENT

AVAILABILITY

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City Clerk Department at City Hall located at 15900 E. Main Street and the Reference Desk at the Library located at 15920 E. Central during normal business hours. In addition, such writings and documents will be posted on the City’s website at <http://www.lapueente.org>.

AMERICANS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by the City, please contact the Administrative Assistant at (626) 855-1500. Notification at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

CERTIFICATION

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements.

Dated this 29nd day of February 2024.

A handwritten signature in black ink, appearing to read "John Di Mario". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

John Di Mario, Planning Commission Secretary