MINUTES
LA PUENTE PLANNING COMMISSION
REGULAR MEETING OF
MARCH 6, 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 Wednesday, March 6, 2024, at 7:00 p.m.

CALL TO ORDER:

Chairman Dudley called the meeting to order at 7:02 p.m.

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

Commissioners present:	Dudley, Maes, Paz and Penson.
Commissioners absent:	Hernandez.
Staff present:	Development Services Director Di Mario, Planning Manager Tellez, Associate Planner Galvan, Administrative Assistant Ramirez and Associate City Attorney Adrian De Leon.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Paz.

ORAL COMMUNICAITONS BEFORE THE PLANNING COMMISSON: None

A. MINUTES OF PREVIOUS PLANNING COMMISSION MEETING:

READ AND APPROVE THE MINUTES OF THE PLANNING COMMISSION MEETING OF DECEMBER 19, 2023

A motion was made by Vice Chairman Maes to waive the reading and approve the Minutes of the Special meeting of December 19, 2023, as presented; seconded by Commissioner Paz. The motion carried with the following roll call vote:

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

UNFINISHED BUSINESS BEFORE 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

Planning Manager Tellez introduced Minor Use Permit No. 22-02A and presented the staff report and a PowerPoint presentation.

Vice Chaiman Maes questioned what the timeline for completion of the project was. The applicant representative Karla Torres, with LR Architecture responded that they expect the project to take eight months once permits are obtained.

With no further questions from the Commission, Chairman Dudley opened the public hearing at 7:15 p.m.

With no speakers for or against the item, Chairman Dudley closed the public hearing at 7:16 p.m.

A motion was made by Vice Chairman Maes to 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; seconded by Commissioner Paz. The motion carried with the following roll call vote:

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

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. 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

Planning Manager Tellez stated that this item was a continuation of the previous MUP presentation. The applicant is requesting a revision to the Site Plan and Design Review application.

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

A Motion was made by Vice Chairman Maes to (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; seconded by Commissioner Paz. The motion carried with the following roll call vote:

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

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

Planning Manager Tellez stated that the next two items D-2 and D-3 are for the same project located at 831 N. Hacienda Blvd. We will be providing one staff report and presentation and will take two separate votes for each item. Mr. Tellez then presented the PowerPoint presentation and staff report.

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

A Motion was made by Chairman Dudley to (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; seconded by Vice Chairman Maes. The motion carried with the following roll call vote:

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

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

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

A Motion was made by Chairman Dudley (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 (2) direct staff to file a notice of exemption regarding the same: seconded by Vice Chairman Maes.

The motion carried with the following roll call vote:

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

Development Services Director Di Mario stated that the City would like to recognize the Northgate representatives that are in attendance for tonight's meeting, to thank Northgate Market for renewing their lease, and for investing in their store. Northgate Market is a major tenant in the shopping center and the City is very excited for this project.

D-4 THE LEVINE ACT EXPANSION AND CAMPAIGN CONTRIBUTIONS

Associate City Attorney Adrian De Leon provided 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.

With no questions from the Commissioners, the Planning Commission received and filed the report.

ORAL COMMENTS FROM COMMISSION: None

ORAL COMMENTS FROM STAFF:

Planning Manger Tellez informed the Commissioners that there would not be a Planning Commission meeting held in the month of April due to lack of agenda items. However, there are projects in the works that will be heard at the May meeting. Mr. Tellez then provided some project updates. Auto Zone is moving along quickly with their renovations; Auto Zone has a mega hub warehouse with sales to the public in the front of the store and stock for the surrounding Auto Zone stores in the area. They are located within the South Hills Shopping Center where the Plant Fitness is located. The 34-unit mixed use project located across the street from City Hall is moving along with grading and pad certification, despite delays due to the rain. Mr. Di Mario mentioned that there may be some new tenants at the Northgate Shopping Center, which is good news. Lastly, the City will be having a virtual community workshop for our Environmental Justice Element. The document is an additional element to our City's General Plan, that's required per state law as our City was identified as a disadvantaged community. The draft element is on our Planning page, on our City's website.

ADJOURNMENT:

With no further business before the Planning Commission, Chairman Dudley adjourned the meeting at 7:32 p.m.

Gary Dudley
Chairman, Gary Dudley

John Di Mario
Planning Secretary, John Di Mario