

**MINUTES
LA PUENTE PLANNING COMMISSION
SPECIAL MEETING OF
MAY 21, 2025**

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.lapueente.org

A Special 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, May 21, 2025, 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.

Commissioners present: Maes, Dudley, Hernandez, Paz and Penson.

Commissioners absent: None.

Staff present: Development Services Director Di Mario, Development Services Director Tellez, Senior 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: None

A. MINUTES OF THE PREVIOUS PLANNING COMMISSION:

A-1 READ AND APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF DECEMBER 3, 2024

A motion was made by Chairman Maes to waive the reading and approve the Minutes of the Regular Planning Commission meeting of December 3, 2024, as presented: Seconded by Commissioner Paz. The motion carried with the following roll call vote:

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, DENYING CONDITIONAL USE PERMIT NO. 24-04, A REQUEST FOR ON-SITE SALE OF BEER AND WINE (ALCOHOLIC BEVERAGE CONTROL TYPE-41 ON-SALE BEER AND WINE LICENSE FOR A BONA FIDE PUBLIC EATING PLACE) IN CONJUNCTION WITH MEAL SERVICE AT AN EXISTING RESTAURANT LOCATED AT 663-665 GLENDORA AVENUE WITHIN THE C2 (GENERAL COMMERCIAL) ZONE, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Assistant Planner Galvan presented the staff report and PowerPoint presentation.

Chairman Maes opened the public hearing at 7:26 p.m.

First speaker, Rene Guzman, stated that he did not agree with the staff report and gave his explanation of the items that were called out at the time the establishment was inspected. Mr. Guzman former ABC employee was hired by the owner Ms. Irma Fajardo to assist in obtaining an ABC Type 41 license.

Second speaker, Irma Fajardo, business owner, spoke in favor of her application.

Third speaker, Brian Busho, spoke against the item.

Fourth speaker, Mariza Farjardo spoke in favor of her mother's restaurant.

Chairman Maes asked if there were any questions from the Commission. With no questions Commission, Chairman Maes closed the public hearing at 7:58 p.m.

A motion was made by Chairman Maes to (1) adopt Resolution No. 25-1591 denying Conditional Use Permit No. 24-04, a request for on-site sale of beer and wine (Alcoholic Beverage Control ("ABC") Type-41 License for a bona fide public eating place) in conjunction with meal service at an existing restaurant located at 663-665 Glendora Avenue, within the C2 (General Commercial) zone; and (2) direct staff to file a notice of exemption regarding the same. Second, by Commissioner Hernandez. The motion carried with the following roll call vote:

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

D. NEW BUSINESS BEFORE THE PLANNING COMMISSION: None

ORAL COMMENTS FROM COMMISSION:

Chairman Maes congratulated Development Services Director, John Di Mario on his retirement and wished him the best.

Commissioner Penson and Paz stated that Mr. Di Mario would be missed and wished him well.

ORAL COMMENTS FROM STAFF:

Planning Manager Tellez stated that for the regular June Planning Commission meeting there are no items. We will be hosting some AB1234 training for the month in July. The harassment training may be taken online at your convenience.

Also, the city is hosting an event Brunch by the Bridge on June 9th at the La Puente Community Center. Let Administrative Assistant Norma Ramirez know if you would like to attend and she will RSVP for you.

Lastly, in regard to John Di Mario, tonight is his last Planning Commission meeting as he will be retiring on May 31, 2025. Mr. Di Mario committed his life working 38 years in local government and 14 of those years right here in the City of La Puente. We will miss him and all that he has brought to our city. He has helped shape us and mentoring staff. John always brought in integrity and common sense. Congratulations, we wish you the best in your next chapter of life.

Development Services Director Di Mario stated that Abraham is the new Director. You will be in excellent hands with Abraham. It has been a pleasure and privilege to work with the Commission and proud of the action you took tonight. Mr. Di Mario stated that he likes going out to eat in town to support small business owners when possible. It has been his pleasure.

ADJOURNMENT:

With no further business before the Planning Commission, Chairman Maes adjourned the meeting at 8:06 p.m.


Chairman, Allen Maes
Planning Secretary, Abraham Tellez

