CITY OF LA PUENTE

PLANNING COMMISSION

MINUTES

February 03, 2009

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 02/03/2009, at 7:00 p.m.

CALL TO ORDER:

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

ROLL CALL: **Hernandez, Klinakis, Landino, Rojas and Villarreal.**

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Rojas.

ORAL COMMUNICATIONS:

None.

MINUTES OF PREVIOUS MEETING:

1. a. Reading of the minutes of the meeting of January 6, 2009.

Chairman Rojas moved and Commissioner Villarreal seconded to approve as presented. The motion carried with the following roll call vote:

AYES:	Hernandez, Klinakis, Landino, Rojas and Villarreal.
NOES:	None
ABSTAIN:	None
ABSENT:	None

PUBLIC HEARINGS:

None.

NEW BUSINESS:

None.

UNFINISHED BUSINESS:

2. **Zoning Code Update - Presentation and discussion of a comprehensive update of Title 10 (Zoning Ordinance) of the La Puente Municipal Code (Continued)**

Assistant Planner Chow presented the report.

Chairman Rojas asked for clarification in regards to Staff's recommendation for the permitted size of a secondary use to a gas station.

Assistant Planner Chow responded that Staff had eliminated the previous recommendation of a maximum size for a secondary use and indicated there would not be a size limitation on secondary uses other than existing lot coverage regulation which was 40%.

Vice Chairman Klinakis asked for clarification regarding the properties on Amar Road and Sunset Avenue.

Assistant Planner Chow responded that those two lots currently meet the 140th foot depth that would be required in the future as well as meeting the minimum lot size which was 14,000 square feet.

Vice Chairman Klinakis asked that even though the two properties meet the requirements, they may not expand for a car wash.

Assistant Planner Chow responded in the affirmative in that they may not expand their gas stations because they would be considered non-conforming uses under the C-1 Code. However, under the new C-1 regulation, gas stations would be permitted.

Vice Chairman Klinakis asked for clarification in regards to the current Zoning of the two properties.

Assistant Planner Chow responded that the current zone was C-2 General Commercial and the General Plan Use Destination was C-1 Neighborhood Commercial.

Deputy City Attorney stated that currently it was C-2 and that it would changed to C-1.

City Planner Arreola stated that currently under the C-2 zone, gas stations may expand. However, under the new C-1 zone, the gas stations may expand with no car wash.

Discussion ensued on how large the Zoning Code would allow the use to be.

Commissioner Villarreal asked if the gas station on Sunset Avenue and Temple Avenue would be able to expand their car wash.

City Planner Arreola responded that the parcel meets the requirements and would be able to expand as much as the Code presently allows.

Discussion ensued on what uses were allowed in the C-1 and C-2 Zones.

Discussion ensued on what was allowed at the gas station on Amar Road and Unruh Avenue.

Chairman Rojas asked about the concerns regarding the car wash at Amar and Unruh.

City Planner Arreola responded that the noise from the car wash to the surrounding residents was the concern.

Vice Chairman Klinakis asked if changing the zone to C-1 would prohibit car washes within the city limits.

City Planner Arreola explained that properties that would be changed to C-1 would not be able to install a car wash bay. However, if you had a gas station in the C-2 zone and it met the C-2 development standards they would be able to install a car wash bay.

Vice Chairman Klinakis asked for clarification of the map on the slide show presentation.

Assistant Planner Chow explained that there are two gas stations on the map that are going to be changed to the C-1 Zone and explained where future gas stations may go.

City Planner Arreola listed the locations of gas stations within the city limits.

Commissioner Landino asked exactly how noisy are the car washes.

City Planner Arreola responded that in the past he had received complaints from residents from as far away as 200 feet, but he also added that these complaints were not for the car washes in the City of La Puente.

Chairman Rojas stated that he recalls when the car wash on Sunset Avenue came before the Commission. There were signatures against it and complaints regarding the noise and the traffic that would be generated from the trucks delivering gas.

Commissioner Landino asked if this was considered a "down zone" of the property.

City Planner Arreola responded in the affirmative and that the C-1 Zone would comply with the General Plan.

Commissioner Landino asked if the property owners had expressed an opinion.

Assistant Planner Chow responded that their concern was not which zone they were in, but if they would be allowed to expand.

Chairman Rojas stated that the constraints would dictate how large the gas stations may expand.

Assistant Planner Chow responded in the affirmative for gas sales and auxiliary uses, but which do not include a car wash.

Vice Chairman Klinakis moved and Chairman Rojas seconded to receive and file. The motion carried with the following roll call vote:

AYES:	Hernandez, Klinakis, Landino and Rojas.
NOES:	Villarreal.
ABSTAIN:	None
ABSENT:	None

ORAL COMMENTS FROM COMMISSION:

None.

ORAL COMMENTS FROM STAFF:

City Planner Arreola stated that the city had received a draft of the Zoning Code and the possibility of it's completion for delivery to the Commission by next month.

ADJOURNMENT:

Chairman Rojas adjourned the meeting at 7:25 p.m.

Secretary, Planning Commission

CITY OF LA PUENTE

PLANNING COMMISSION

MINUTES

March 03, 2009

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 03/03/2009, at 7:00 p.m.

CALL TO ORDER:

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

ROLL CALL: Hernandez, Klinakis, Landino, Villarreal, Rojas

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Rojas.

ANNUAL SELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON:

City Planner Arreola asked Chairman Rojas to relinquish the gavel and then opened the nominations for Chairperson.

Commissioner Villarreal asked for direction on how to nominate a Commissioner.

City Planner Arreola responded that there was no specific rule.

Commissioner Villarreal nominated Vice Chairman Klinakis for Chairperson.

City Planner Arreola accepted Vice Chairman Klinakis for the nomination of Chairperson.

There being no other nominations. The nominations were closed.

A verbal vote was taken, all were in favor.

City Planner Arreola announced that Vice Chairman Klinakis was voted Chairperson and handed Chairman Klinakis the gavel.

Chairman Klinakis opened the nominations for Vice Chairperson.

Chairman Klinakis nominated Commissioner Hernandez for Vice Chairperson.

There being no other nominations, the nominations were closed.

A verbal vote was taken. All were in favor.

City Planner Arreola stated that Commissioner Hernandez was now voted Vice Chairman.

ORAL COMMUNICATIONS:

None.

MINUTES OF PREVIOUS MEETING:

1. Reading of the minutes of the regular meeting of February 3, 2009.

With corrections on page 2, 4th paragraph. The correct street should be Sunset and not 7th Avenue. Also the same correction on page 3, 2nd paragraph.

Commissioner Villarreal moved and Commissioner Landino seconded to approve as presented with the added corrections. The motion carried with the following roll call vote:

AYES:	Hernandez, Klinakis, Landino, Rojas, and Villarreal.
NOES:	None
ABSTAIN:	None
ABSENT:	None

PUBLIC HEARINGS:

NEW BUSINESS

None.

UNFINISHED BUSINESS

2. Zoning Code Update - Discussion of a comprehensive update of Title 10 (Zoning Ordinance) of the La Puente Municipal Code - Merger of certain zoning designations and architectural/design standards.

Assistant Planner Chow presented the report.

Chairman Klinakis asked for clarification regarding whether or not the affected properties would be more flexible then their current zoning.

Assistant Planner Chow responded in the affirmative.

Commissioner Rojas stated that this would be more like an upgrade which gives them more flexibility.

Assistant Planner Chow responded that they would still be limited to the R-1 and R-2 standards.

Commissioner Villarreal asked if the standards recommended a particular architectural style.

Assistant Planner Chow responded in the negative. There were no specific architectural styles; such as Spanish Mediterranean or Craftsman.

Chairman Klinakis stated that in reviewing the draft for the site design and architectural standards, there was not a big difference to the policies that the Development Review Board currently follow.

Assistant Planner Chow responded that the standards that had been followed were only in relation to lot coverage, height and set backs.

Vice Chairman Hernandez asked if the differences between the R-2 and the R-VL would create a non-conforming use.

Assistant Planner Chow responded that R-VL zone was more restrictive than the R-2 zone and that once the R-VL zone became the R-2 zone, the development standards would become more flexible than they are currently.

Chairman Klinakis asked for clarification, stating that the minimum lot area R-VL zone would be reduced to 6,000 sq. ft. in the updated zoning code.

Assistant Planner Chow responded in the affirmative.

Commissioner Villarreal moved and Chairman Klinakis seconded to receive and file. The motion carried with the following roll call vote:

AYES:	Hernandez, Klinakis, Landino, Rojas, and Villarreal.
NOES:	None
ABSTAIN:	None
ABSENT:	None

3. Off-Street Parking for R-1 and R-E Zoned Properties - (Requested by Chairman Bill Rojas)

Commissioner Rojas asked City Planner Arreola if he would give an overview on Off-Street parking.

City Planner Arreola introduced the topic of residential parking in the R-E and R-1 zones and provided a brief overview of the issues discussed at the January 6, 2009 Commission meeting. And then turned the item over to Commissioner Rojas.

Commissioner Rojas stated that the Planning Commission needed to make a decision in regards to the parking situation. He also asked for clarification on Staff's original recommendation on room additions that would bring the total number of bedrooms to five; would they be required to have an additional covered parking space.

Assistant Planner Chow responded in the affirmative.

Commissioner Rojas stated that he would like to suggest that the Commission require an un-covered parking space for a fifth bedroom for homes that have a two car garage. However, he also indicated his concern that residents could be cited for over pavement of their property.

City Planner Arreola stated that he would suggest that this item be brought back with development standards for driveways and what percentage would be allowed for additional concrete.

Discussion ensued on concrete coverage within the front setback.

City Planner Arreola stated that the draft Zoning Code update can include development standards on the residential parking code.

Chairman Klinakis stated that he would agree to allow additional concrete in the front driveway to allow for off-street parking.

Commissioner Villarreal stated the decision to leave the Ordinance for parking as is was an active decision on his part to support growing families that sometimes do not require an additional automobile.

Chairman Klinakis asked for clarification from Commissioner Rojas; was he recommending that additional concrete be added to allow the resident to have an additional parking space.

Commissioner Rojas responded in the affirmative.

City Planner Arreola stated that he would provide a draft of development standards to receive and file to allow a third vehicle to be parked in the front set-back.

Discussion ensued on this issue.

Deputy City Attorney Davtyan stated that for clarification purposes, the Commission was not asked to act or make a decision at this time. This item was brought back to the Commission so that they could provide direction to Staff. The formal action would take place at the public hearing when the Commission would be considering the entire Zoning Ordinance. Also, at that time the Zoning Code would be brought back to the Commission in sections and not all at once.

ORAL COMMENTS FROM COMMISSION:

Commissioner Villarreal stated that he wanted to thank former Chairman Rojas for a phenomenal job.

Chairman Klinakis welcomed Commissioner Hernandez as Vice Chairman.

Commissioner Rojas congratulated Vice Chairman Hernandez and Chairman Klinakis and wished them the best of luck.

ORAL COMMENTS FROM STAFF:

City Planner Arreola stated that he also would like to congratulate Chairman Klinakis and Vice Chairman Hernandez and thanked Commissioner Rojas for a job well done.

ADJOURNMENT:

Chairman Klinakis adjourned the meeting at 7:50 p.m.

Secretary, Planning Commission