

CITY OF LA PUENTE
PLANNING COMMISSION
MINUTES

January 06, 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 01/06/2009, at 7:00 p.m.

CALL TO ORDER:

Chairman Rojas called the meeting to order at 7:03 p.m.

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

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 special meeting of November 18, 2008.**

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

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

b. Reading of the minutes of the regular meeting of December 2, 2008.

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

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

PUBLIC HEARINGS:

None.

NEW BUSINESS:

None.

UNFINISHED BUSINESS:

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

City Planner Arreola introduced the report which included certain topics that the Planning Commission requested be brought back from the November 18, 2008 special Planning Commission meeting for further discussion.

Assistant Planner Chow presented the report for Gas Stations in the C-1 zone and parking standards for single family homes in the R-1 zone.

City Planner Arreola asked if the Commissioner's had any questions.

The Commission questioned whether the two gas stations that are located in the C-2 zone would be down-zoned.

Assistant Planner Chow responded that currently the gas stations are zoned C-2 (General Commercial) and would be rezoned to the C-1 (Neighborhood Commercial).

The Commission questioned if Staff had concerns having the two properties remain in the C-2 zone instead of rewriting the General Plan to a C-1 zone.

City Planner Arreola stated that it was not staff's intent to amend the General Plan as the General Plan designates these two properties as neighborhood-commercial which is equivalent to the C-1 zoning designation.

Commissioner Villarreal expressed concern for the property owners that would operate as a C-2 zone use with restrictions even if the General Plan had to be amended.

City Planner Arreola responded that when the General Plan was adopted in 2004, consideration was made for the residents surrounding the C-1 zone to provide the least amount of negative effects on the immediate surrounding residential properties.

Commissioner Villarreal expressed concerns regarding the C-2 zone, stating that it should stay "as is" with limitations, instead of changing the zone to C-1 with restrictions.

City Planner Arreola explained that the 2004 General Plan was the vision for the City, and therefore Staff was amending the Zoning Code to comply with the General Plan.

Discussion ensued on changes to the existing R-1 zone and the R-3 zone to be consistent with the Land Use policy established by the General Plan.

Commissioner Villarreal stated that he appreciates the work that had gone into the General Plan. However, he stated that property values need to be protected. He expressed concern that the Commission needed to address issues even if the General Plan states differently.

Commissioner Landino asked for clarification whether this was considered down-zoning or creating categories within a zone.

City Planner Arreola responded it would be considered down-zoning. The properties are currently zoned C-2 and would be zoned C-1 in the future which would not allow gas stations, unless the C-1 zone was amended to conditionally permit gasoline stations.

Assistant Planner Chow presented the report on the R-1 zone parking requirement.

Chairman Rojas asked what adjacent cities had similar parking situations as La Puente in the R-1 zones.

Assistant Planner Chow responded with the City of Baldwin Park and West Covina.

Commissioner Villarreal asked what the Municipal Code states in regards to the

Number of families that can reside in one residential unit.

City Planner Arreola responded that the City has no regulations regarding this matter.

In response to questions regarding the work load of the Community Preservation Officers, Deputy City Attorney Davtyan responded that each case was different depending on the infraction.

Vice Chairman Klinakis asked how would the parking requirement affect a 50 unit apartment building.

Assistant Planner Chow responded that these requirements are only for the R-1 zone.

Discussion ensued on parking requirements for a four-bedroom home and on how many lots in the city were not designed to add a third garage. Description of the parking code was given.

Vice Chairman Klinakis stated that the current parking codes are acceptable and would like them to remain as is.

Discussion ensued on adding concrete to the front set back for required parking.

City Planner Arreola described lot square footage, carports and parking in the front setback.

Vice Chairman Klinakis stated that part of the issue was that there are too many vehicles in the City, the City is over-populated and this proposed change was basically not going to solve all of the complaints from all of the homeowners who cannot find street parking.

Discussion ensued on street parking.

City Planner Arreola stated that in the City of La Puente there are approximately 4.5 people per household which was much higher than other communities in the surrounding areas.

Chairman Rojas stated that he recalls that when the issue of on-street parking came before the City Council, a majority of the residents were opposed to on-street parking restrictions.

Chairman Rojas suggested that maybe the City should go with uncovered parking so as to not cause a hardship.

Vice Chairman Klinakis asked if the Commission allows a front concrete area,

Could a resident park their boat or RV in the front setback.

City Planner Arreola stated that parking a boat in the front setback may over-hang onto the public right of-way.

Vice Chairman Klinakis asked if a resident was liable for a citation if they park on the grass in the front setback. He also asked if there was anything in the Municipal Code that prohibits R.V. parking in the front driveway.

City Planner Arreola responded in the affirmative that you may not park your vehicle on the grass and that you are allowed to park an R.V. in your driveway.

Commissioner Villarreal would like to make a motion to address this issue.

Chairman Rojas stated that this item was for discussion purposes only.

Vice Chairman Klinakis asked what concerns the owners of the gas stations had.

City Planner Arreola responded that they did not want to be down-zoned and become a non-conforming use.

Vice Chairman Klinakis asked for clarification regarding the C-2 zone with no restrictions and being down-zoned to a C-1 zone.

City Planner Arreola responded that the C-2 zone conditionally permits gasoline stations and includes specific development standards. The proposed C-1 zone would conditionally permit them with additional development standards.

Discussion ensued on what would be allowed in the C-1 zone and when the public would be able to attend a public hearing.

Deputy City Attorney Davtyan explained that before the Comprehensive Zoning Code Ordinance update would be considered by the Planning Commission there are public hearing notices that would notify the public that a public hearing was scheduled.

ORAL COMMENTS FROM COMMISSION:

Commissioner Villarreal stated that he was not clear on which items were to be brought back for discussion.

City Planner Arreola stated the items to be brought back to the Commission are similar in nature to the topics of tonight's meeting.

Commissioner Landino stated that the Planning Commission needs to address the

Parking situation in order to establish some control.

Discussion ensued regarding issues of unpermitted room additions.

City Planner Arreola explained that a homeowner may add additional concrete to their front lot if additional parking was needed. However, if they have a five bedroom home they are required to add the additional concrete for parking.

Vice Chairman Klinakis stated that the Commission as a whole must decide which issues to follow up with and which direction to lead the Planning Department.

Deputy City Attorney Davtyan stated that a formal way to continue these issues would be to make a motion, then the Planning Commission takes a vote as a body to give Staff direction.

Commissioner Villarreal asked if you could make a motion anytime during the meeting.

Deputy City Attorney Davtyan gave an explanation of the Brown Act.

Discussion ensued on how to present items for discussion on the Agenda for future meetings.

Vice Chairman Klinakis asked for clarification on how the Planning Commission would review and approve the zoning code, as a complete package, or review each single item and vote on them individually.

City Planner Arreola responded that it would be approved as a complete package, adding that the Zoning Code update was as important as the General Plan.

Chairman Rojas stated that the Planning Commission was heading in the correct direction regarding off-street parking.

City Planner Arreola asked for direction on gas stations in the C-1 zone and off-street parking for the R-1 zone.

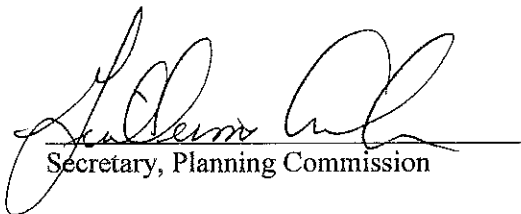
The Commission agreed to leave the R-1 off-street parking requirement "as is" and to bring back the gas stations in the C-1 zone topic for additional discussion.

ORAL COMMENTS FROM STAFF:

None.

ADJOURNMENT:

Chairman Rojas adjourned the meeting at 8:20 p.m.



Secretary, Planning Commission