

**MINUTES
LA PUENTE PLANNING COMMISSION
REGULAR MEETING OF
DECEMBER 2, 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.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 Tuesday, December 2, 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 Tellez, Senior Planner Galvan, Assistant Planner Iñiguez, 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

SELECTION OF CHAIR AND VICE-CHAIRPERSON

Administrative Secretary Ramirez asked if there were any nominations for Chairperson for the upcoming year.

Commissioner Dudley nominated Commissioner Maes for Chair. With no other nominations, Administrative Secretary Ramirez called for a verbal Roll Call vote:

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

Chairman Maes then called for nominations for Vice Chair for the upcoming year.

Chairman Maes nominated Commissioner Dudley for Vice Chair, with no other nominations, Administrative Secretary Ramirez called for a verbal roll call vote:

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

A. MINUTES OF THE PREVIOUS PLANNING COMMISSION:

A-1 READ AND APPROVE THE MINUTES OF THE SPECIAL PLANNING COMMISSION MEETING OF MAY 21, 205 AND THE REGULAR MEETING OF JULY 1, 2025.

A motion was made by Chairman Maes to waive the reading and approve the Minutes of the Special meeting of May 21, 2025 and the Regular Planning Commission meeting of July 1, 2025, as presented: Seconded by Commissioner Dudley. 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 CONSIDERATION A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 10 (ZONING), CHAPTER 10.10 OF THE LA PUENTE MUNICIPAL CODE TO REPEAL AND REPLACE THE ACCESSORY DWELLING UNIT (ADU) PROVISIONS TO COMPLY WITH STATE LAW AND FINDING THE AMENDMENT EXEMPT FROM CEQA PURSUANT TO SECTION 15303

Senior Planner Galvan presented the staff report. With no questions from the Commission, Chairman Maes opened the public hearing at: 7:12 p.m.

With no comments from the public, Chairman Maes closed the public hearing at 7:13 p.m.

A motion was made by Commissioner Dudley that the Planning Commission: (1) adopt Resolution No. 25-1592, recommending that the City Council adopt an ordinance repealing and replacing Section 10.10.080 (Accessory Dwelling Units) of Title 10 (Zoning) of the LPMC, to ensure consistency with current state law; and (2) direct staff to file a Notice of Exemption regarding the same.

Second, by Chairman Maes. 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:

Commissioner Paz stated that he would like to wish everyone and staff a Merry Christmas and a Happy New Year.


Chairman Maes thanked the Commissioners for his nomination as Chair for the upcoming year and wish everyone happy holidays.

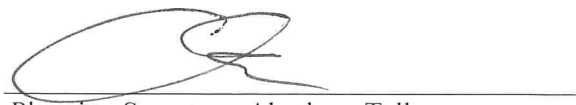
ORAL COMMENTS FROM STAFF:

Director of Development Services Tellez announced some upcoming festivities. Wednesday, December 3rd is the annual Tree Lighting Ceremony. Friday, December 5th is the annual Holiday Parade. The city will be closing streets throughout the parade route, please contact Norma if you have any questions. There are no items for the upcoming January 2026 planning commission meeting, that meeting will be cancelled. Please note that the city does have a holiday closure for the holiday closure. The closure will begin on December 22, 2025 through January 5, 2026. Senior Planner Galvan is working very closely with our consultants with requirement to amend our Municipal Code which could go before the City Council in May or June of 2026. We have other upcoming items such as: General Plan, Local Hazard Mitigated Plan, CalFire, and FEMA then make a recommendation to the City Council

ADJOURNMENT:

With no further business before the Planning Commission, Chairman Maes adjourned the meeting at 7:15 p.m.


Chairman, Allen Maes


Planning Secretary, Abraham Tellez