



**AGENDA**  
**REGULAR MEETING OF THE**  
**LA PUENTE PLANNING COMMISSION**  
**COUNCIL CHAMBERS**  
**15900 EAST MAIN STREET, LA PUENTE**  
**MARCH 3, 2026 AT 7:00 PM**

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**NOTICE**

1. **NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE IS HEREBY CALLED TO BE HELD ON TUESDAY, MARCH 3, 2026, COMMENCING AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, 15900 E. MAIN STREET, LA PUENTE, CA 91744. THE PUBLIC WILL BE PROVIDED WITH AN OPPORTUNITY TO PROVIDE PUBLIC COMMENT ON THE ITEMS LISTED ON THE AGENDA. THE BUSINESS TO BE DISCUSSED IS AS FOLLOWS:**

**HOW TO LISTEN TO THE MEETING**

THE PLANNING COMMISSION MEETING WILL BE AUDIO-STREAMED LIVE ON THE INTERNET. TO LISTEN TO THE MEETING ON YOUR COMPUTER, GO TO [HTTPS://LAPUENTE.ORG/](https://lapuente.org/), DROP DOWN THE “ABOUT” MENU AND DROP DOWN THE “CITY COMMISSIONS” MENU. SELECT “PLANNING COMMISSION: THEN CLICK THE PLANNING COMMISSION AGENDA & MINUTES ORANGE BUTTON. YOU MAY ALSO LISTEN TO THE AUDIO BY COPYING AND PASTING THE LINK IN YOUR BROWSER [HTTPS://LAPUENTE.ORG/AGENDA/](https://lapuente.org/agenda/).

WE APPRECIATE YOUR PATIENCE AS WE MAY EXPERIENCE TECHNICAL DIFFICULTIES OR STREAMING DELAYS.

**HOW TO SUBMIT PUBLIC COMMENT**

IN PERSON: PUBLIC COMMENT MAY BE PROVIDED IN-PERSON AT CITY HALL, 15900 E. MAIN STREET.

PLEASE NOTE THAT ALL COMMENTS ARE SUBJECT TO THE SAME RULES OF DECORUM AS WOULD OTHERWISE APPLY TO SPEAKERS AT PLANNING COMMISSION MEETINGS.

TO PROVIDE PUBLIC COMMENT BY EMAIL, YOU MAY SEND YOUR COMMENT TO THE ADMINISTRATIVE ASSISTANT AT [NRAMIREZ@LAPUENTE.ORG](mailto:NRAMIREZ@LAPUENTE.ORG). IF YOU WISH TO HAVE YOUR COMMENT READ INTO THE RECORD, TYPE “PUBLIC COMMENT” IN THE SUBJECT LINE OF YOUR EMAIL. PLEASE EMAIL YOUR COMMENT TO THE ADMINISTRATIVE ASSISTANT NO LATER THAN 2 HOURS PRIOR TO THE MEETING START TIME.

**CALL TO ORDER**

## **ROLL CALL**

COMMISSIONERS: Maes, Dudley, Hernandez, Penson, Paz

## **PLEDGE OF ALLEGIANCE**

## **ORAL COMMUNICATIONS**

If you wish to address the Planning Commission on an item other than public hearing matter, please complete the Request for Oral Presentation form and submit it to the Administrative Assistant no later than prior to the conclusion of the first speaker's remarks.

### **A. MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS**

#### **A.1 READ AND APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF FEBRUARY 3, 2026**

Staff Recommendation: It is recommended that the Planning Commission waive the reading and approve the Minutes of the Regular Planning Commission meeting of February 3, 2026.

### **B. UNFINISHED BUSINESS OF THE PLANNING COMMISSION**

### **C. PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION**

### **D. NEW BUSINESS TO BE CONSIDERED BY THE PLANNING COMMISSION**

#### **D.1 CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW NO. 25-81, TO ALLOW FAÇADE IMPROVEMENTS TO AN EXISTING COMMERCIAL BUILDING LOCATED AT 1445 NORTH HACIENDA BOULEVARD AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME**

Staff Recommendation: It is recommended that the Planning Commission: (1) adopt Resolution No. 26-1595, approving Site Plan and Design Review Application No. 25-81 to allow facade improvements to an existing commercial building located at 1445 North Hacienda Boulevard; and (2) direct staff to file a notice of exemption regarding the same.

## **ORAL COMMENTS FROM PLANNING COMMISSION**

## **ORAL COMMENTS FROM STAFF**

## **ADJOURNMENT**

### **AVAILABILITY**

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at City Hall located at 15900 E. Main Street, La Puente, during normal business hours. In addition, such writings and documents will be posted on the City's website at <http://www.lapueente.org>.

### **AMERICANS WITH DISABILITIES**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a Planning Commission meeting or other services offered by the City, please contact the Administrative Assistant at (626) 855-1500. Notification at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.



**MINUTES  
LA PUENTE PLANNING COMMISSION  
REGULAR MEETING OF  
FEBRUARY 3, 2026**

Per *Robert's Rules of Order Newly Revised 10<sup>th</sup> 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](http://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, February 3, 2026, 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 COMMISSION:** None

**A. MINUTES OF THE PREVIOUS PLANNING COMMISSION:**

A-1 READ AND APPROVE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF DECEMBER 2, 2025.

A motion was made by Chairman Maes to waive the reading and approve the Minutes of the Regular meeting of December 2, 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, APPROVING MINOR USE PERMIT NO. 25-01, TO ALLOW THE OPERATION OF A DRIVE-THROUGH FOR A NEW RESTAURANT AT 1411 NORTH HACIENDA BOULEVARD AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Assistant Planner Iñiguez presented the staff report and a PowerPoint presentation.

With no questions from the Commission, Chairman Maes opened the public hearing at 7:06 p.m.

Mr. Orlando Villarruel stated that he and his wife were in favor of the proposed coffee shop. However, he did express some concerns regarding a blind spot that was on the border of the L.A. County jurisdiction.

The City received a written letter of support on February 2, 2026, for Minor User Permit No. 25-01 Dutch Bros Coffee shop from Fan Palms Properties, LP, located at 6420 Wilshire Blvd. Suite 1500, Los Angeles, CA 90048.

With no other speaker, Chairman Maes closed the public hearing at 7:15 p.m.

A motion was made by Chairman Maes that the Planning Commission adopt Resolution No. 26-1593 approving Minor User Permit No. 25-01, a request to allow the operation of a drive-through for a new Dutch Bros Coffee at 1411 North Hacienda Boulevard; and direct staff to file a Notice of Exemption regarding the same. Seconded, by Commissioner Penson. 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:**

D-1 CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW NO. 25-54 TO ALLOW THE OPERATION OF A DRIVE-THROUGH FOR A NEW RESTAURANT AT 1411 N. HACIENDA BOULEVARD AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

Development Services Director Tellez informed the Commission that the previous report was for the same location but different applications. Then introduced Assistant Planner Iñiguez who presented the elevations.

A Motion was made by Chairman Maes to adopt Resolution No. 26-1594 approving Site Plan and Design Review Application 25-54, a request to allow the construction of a new 1,025 square foot Dutch Bros Coffee building at 1411 North Hacienda Boulevard: and 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	Maes, Dudley, Hernandez, Paz and Penson.
NOES:	None.
ABSTAIN:	None.
ABSENT:	None.

**ORAL COMMENTS FROM COMMISSION: None**

**ORAL COMMENTS FROM STAFF:**

Director of Development Services Tellez discussed the possibility of a Special Planning Commission meeting for February 17<sup>th</sup>. We would keep the Commission informed. The only item to report was that February 15<sup>th</sup> would be the last Swap at the Park for the remainder of the year.

**ADJOURNMENT:**

With no further business before the Planning Commission, Chairman Maes adjourned the meeting at 7:20 p.m.

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Chairman, Allen Maes

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Planning Secretary, Abraham Tellez



**City of La Puente  
Planning Commission  
Agenda Report**

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To: Chairperson and Planning Commission For meeting of: March 3, 2026

From: Abraham Tellez, Director of Development Services  
Juan Galvan, Senior Planner  
Karen Iniguez, Assistant Planner

Subject: CONSIDERATION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW NO. 25-81, TO ALLOW FAÇADE IMPROVEMENTS TO AN EXISTING COMMERCIAL BUILDING LOCATED AT 1445 NORTH HACIENDA BOULEVARD AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

CONSIDERATION

Eddy Sutiano from Reliable Properties (“Applicant”), on behalf of the property owner Windchime Properties, L.P., submitted Site Plan and Design Review (“SPDR”) No. 25-81 for exterior façade improvements to modernize the existing commercial building (“Project”) located at 1445 North Hacienda Boulevard (“Property”).

PUBLIC HEARING NOTICE

Pursuant to La Puente Municipal Code (“Code”) Section 10.94.040.E, a public hearing is not required for projects involving façade improvements to existing non-residential buildings.

DESCRIPTION OF PROPERTY AND IMPROVEMENT

The Property is located at the northwest corner of Maplegrove Street and North Hacienda Boulevard (see Exhibit A – Location Map). It is improved with a shopping center consisting of three (3) free-standing commercial buildings constructed in the late 1960s. The lot measures approximately 187,712 square feet (4.30 acres) and is anchored by a major tenant, Walmart Neighborhood Market, with 219 on-site parking spaces.

The Property is fully improved with sidewalks, curbs, and gutters, and provides vehicular access from both North Hacienda Boulevard and Maplegrove Street.

ANALYSIS

General Plan Consistency

The City’s Zoning Ordinance establishes permitted uses and development standards for each zoning district in accordance with the General Plan. The subject Property is zoned C-2 (General Commercial), consistent with its General Plan designation. The Project proposes façade improvements and reconfigures the existing building into four tenant spaces, providing leasable commercial units for future tenants and facilitating reuse of the property. The Project is consistent with the Community Development Element goals and policies by

maintaining and enhancing the appearance of existing commercial buildings, consistent with Goal 1, Policy 1.1, which seeks to attract and retain a wide range of businesses along Hacienda Boulevard.

**EXHIBIT A – LOCATION MAP**



**SURROUNDING ZONES AND LAND USES**

	<b>Existing Zoning</b>	<b>General Plan Designation</b>	<b>Land Use</b>
<i>Subject Property</i>	<i>C-2</i>	<i>GC (General Commercial)</i>	<i>Shopping Center</i>
North	C-2	GC (General Commercial)	Automobile Dealership
South	C-2	GC (General Commercial)	Shopping Center
East	Unincorporated L.A. County	Unincorporated L.A. County	Single-Family Residential
West	Unincorporated L.A. County	Unincorporated L.A. County	Residential

## DISCUSSION

### Background

The existing building, constructed in 1966 as a “Denny’s” restaurant, is located within the La Puente Village commercial shopping center. According to City records, it was most recently occupied by Fast Auto Loans, which provided automobile title and payday loan services. The building has been vacant for several years. The Applicant proposes to modernize the exterior and reconfigure the interior into four separate tenant spaces, creating leasable commercial units and a cohesive architectural appearance consistent with the existing Walmart and the recently approved Dutch Bros Coffee within the center.

### Site Plan and Design Review

Pursuant to Section 10.94.030(B)(1) of the Code, the Planning Commission is the appropriate review authority for the Site Plan and Design Review application. This review is required to facilitate façade improvements to non-residential buildings.

### Proposed Project

The Applicant proposes exterior façade improvements to modernize the existing single-unit commercial building, which has been vacant for several years. The building will be reconfigured into four tenant spaces, providing leasable commercial units for future tenants and facilitating reuse of the property. The Project does not alter the building’s overall massing, shape, or height.

### Design and Materials

The Project proposes exterior façade improvements to modernize the existing single-unit commercial building, which will be reconfigured into four tenant spaces, without altering its overall massing, shape, or height. The updated color palette includes earth tones, with “Light Tan” block walls and a “Dark Brown” boxed eave.

Outdated materials, including the existing stone veneer, will be replaced with stucco in “Light Tan,” and a new storefront window system will be installed to enhance visual interest and pedestrian orientation. The east elevation will serve as the primary focal point, featuring clear anodized aluminum windows consistent with the Walmart façade design (see Exhibit B, Architectural Plans and Color Elevations).

### Landscaping

The Applicant has provided a conceptual landscape plan, as shown on Sheet A-1.0. A detailed landscape and irrigation plan for the entire site will be submitted at the time of plan check. All landscaping shall comply with Chapter 10.32 (Landscaping) of the City’s Code and all applicable provisions of the State of California’s Model Water Efficient Landscape Ordinance.

## ENVIRONMENTAL ANALYSIS

The proposed Project involves exterior tenant improvements to an existing commercial building. Staff determined that the proposed Project is exempt from the California Environmental Quality Act (“CEQA”) (Public Resources Code § 21000 et seq.) pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA

Guidelines (Title 14, Chapter 3 of the California Code of Regulations), as the Project consists of exterior alterations to an existing commercial building.

Because the Project qualifies for a Class 1 (Existing Facilities) exemption, Staff prepared a Notice of Exemption (see Exhibit “C”).

#### RECOMMENDATION

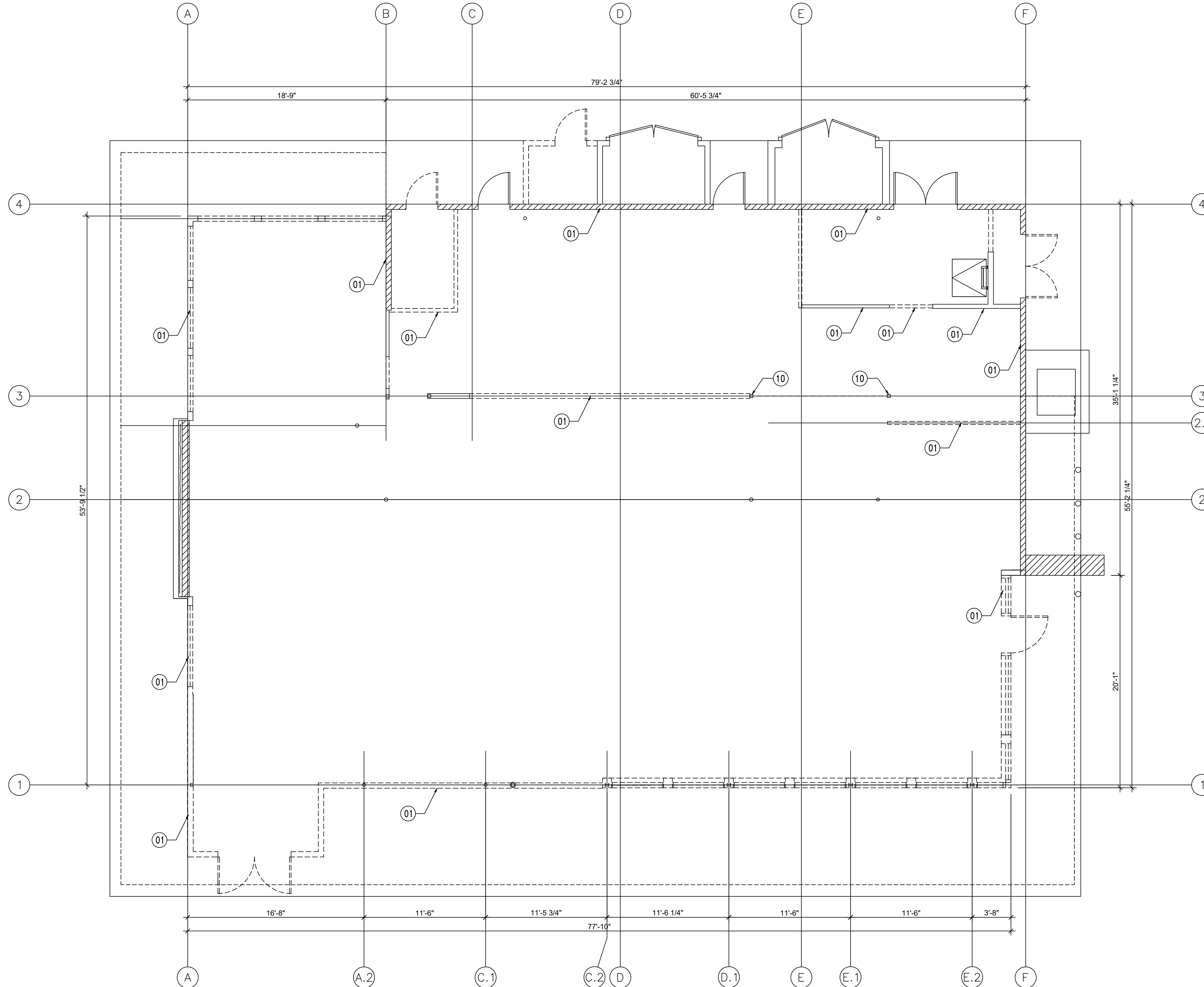
It is recommended that the Planning Commission: (1) adopt Resolution No. 26-1595, approving Site Plan and Design Review Application No. 25-81 to allow facade improvements to an existing commercial building located at 1445 North Hacienda Boulevard; and (2) direct staff to file a notice of exemption regarding the same.

#### ATTACHMENTS

- A. Exhibit B – Architectural Plans and Color Elevations
- B. Exhibit C - Notice of Exemption
- C. Exhibit D - SPDR 25-81 Resolution No. 26-1595



ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



EXISTING/DEMOLITION FLOOR PLAN

SCALE  
N.T.S.

1

DEMOLITION KEY NOTES

01-10	WALLS, ELECTRICAL & MISC.	DETAIL
01	EXISTING STONE VENER TO BE REMOVED	-
02	EXISTING INTERIOR DRYWALL TO BE REMOVED	-
03	EXISTING NON-BEARING STUDS WALL TO BE REMOVED	-
04	EXISTING CMU WALL TO REMAIN	-
05	EXISTING STEEL COLUMN TO REMAIN	-
06	EXISTING STUDS WALL TO REMAIN	-
07	EXISTING PLUMBING FIXTURE TO BE REMOVED & CAPPED	-
08	EXISTING INTERIOR DECORATIVE CANOPY TO BE REMOVED	-
09	EXISTING DRYWALL CEILING AND ROOF INSULATION TO BE REMOVED	-
10	EXISTING T-BAR CEILING TO BE REMOVED.	-
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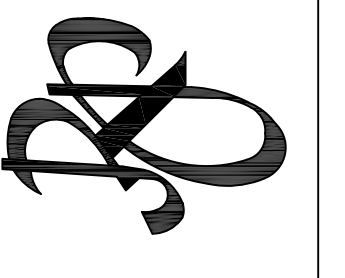
SYMBOL LEGEND

- EXISTING C.M.U. WALL TO REMAIN
- EXISTING STUD WALL TO REMAIN
- EXISTING C.M.U. WALL TO BE REMOVED
- EXISTING STUD WALL TO BE REMOVED

GENERAL NOTES

Job No.: HICMP-145  
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 Approval: \_\_\_\_\_  
 Bid Date: \_\_\_\_\_  
 Scale: AS NOTED

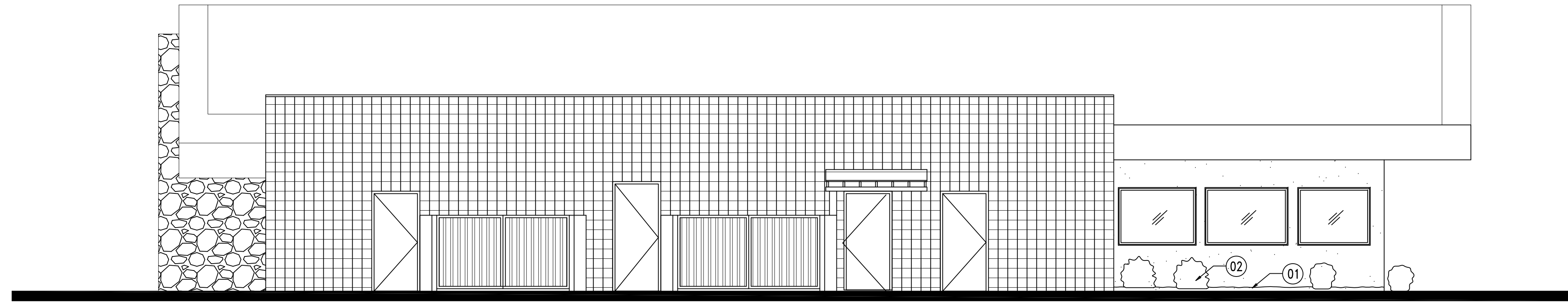
DEVELOPER/DESIGNER:  
**RELIABLE PROPERTIES**  
 6420 WILSHIRE BLVD., SUITE 1500  
 LOS ANGELES, CA 90048-5709  
 TELEPHONE 323-653-3777 FAX 323-651-4011



EXISTING/DEMOLITION FLOOR PLAN  
 SPLIT STORE TENANT IMPROVEMENT  
 1445 NORTH HACIENDA BLVD.  
 LA PUENTE, CA 91744

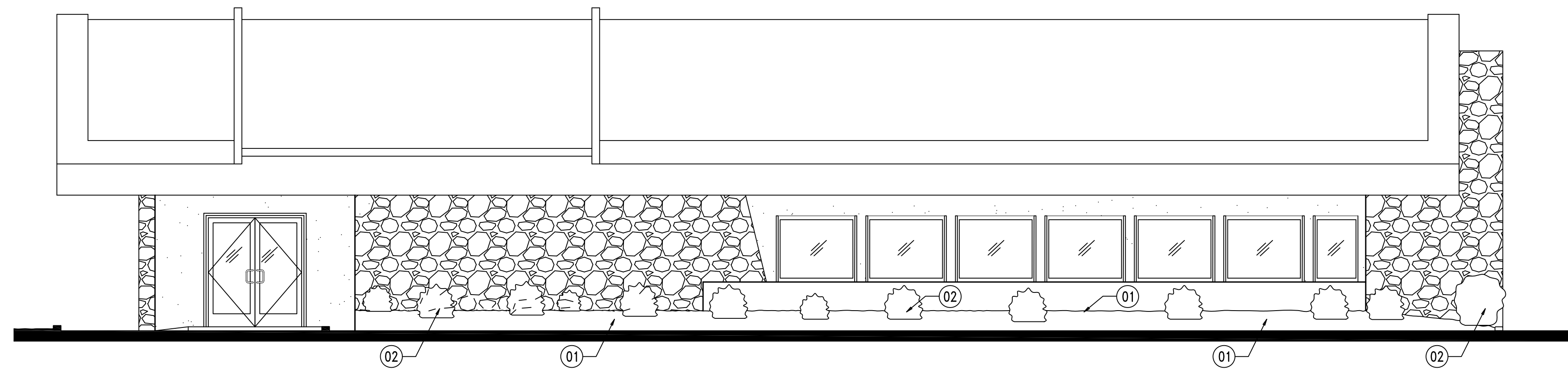
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EXISTING WEST ELEVATION

SCALE  
3/16"=1'-0" 2



EXISTING EAST ELEVATION

SCALE  
3/16"=1'-0" 1

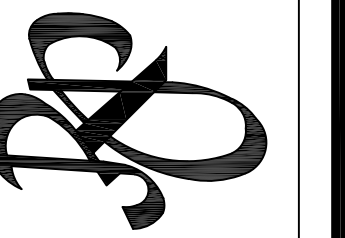
ELEVATION PLAN KEY NOTES

01-15	WALLS, ELECTRICAL & MISC.	DETAIL
01	EXIST. BUSHES PLAN TO BE REPLACED	-
02	EXIST. NATURAL TURF TO BE REPLACED	-
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GENERAL NOTES

Job No.: HDMAP1-145  
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 Scale: AS NOTED

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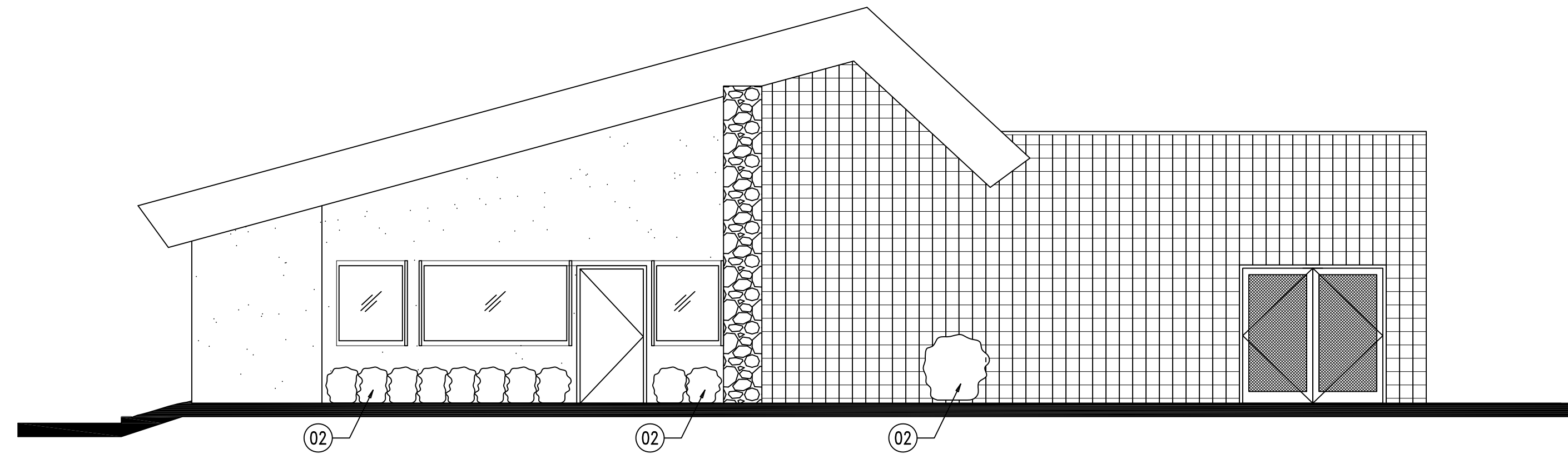


EXISTING EAST & WEST ELEVATIONS

SPLIT STORE TENANT IMPROVEMENT  
 1445 NORTH HACIENDA BLVD.  
 LA PUENTE, CA 91744

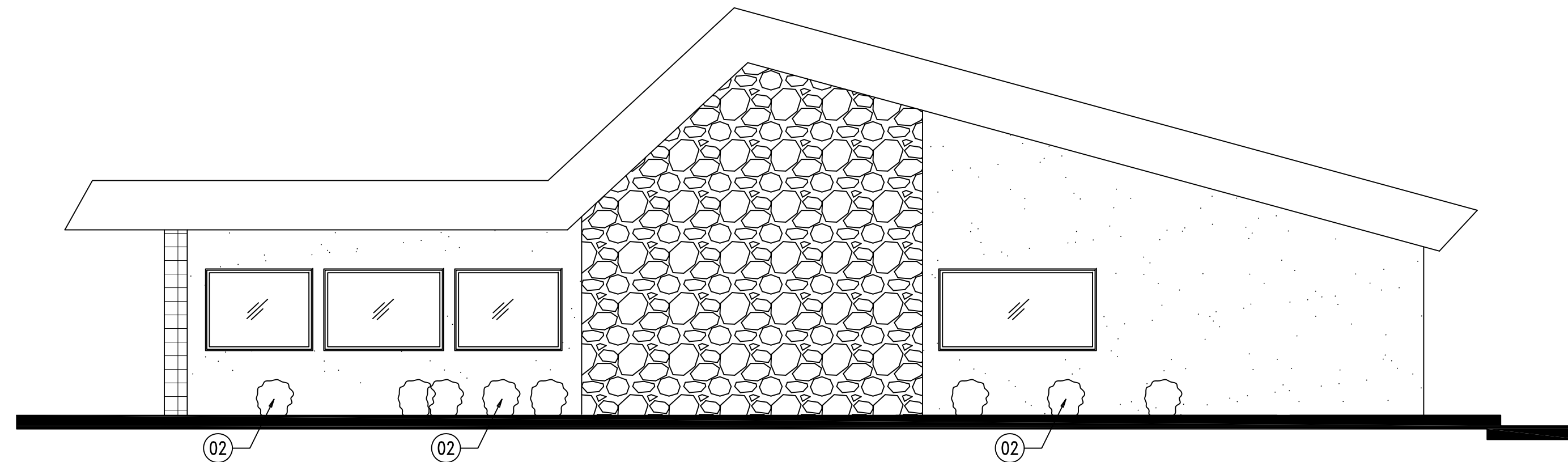
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EXISTING NORTH ELEVATION

SCALE  
3/16"=1'-0" 2



EXISTING SOUTH ELEVATION

SCALE  
3/16"=1'-0" 1

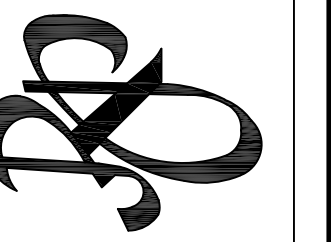
ELEVATION PLAN KEY NOTES

01-15	WALLS, ELECTRICAL & MISC.	DETAIL
01	EXIST. BUSHES PLAN TO BE REPLACED	-
02	EXIST. NATURAL TURF TO BE REPLACED	-
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GENERAL NOTES

Job No.: HDMAP-145  
 Date: \_\_\_\_\_  
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EXISTING NORTH & SOUTH ELEVATIONS

SPLIT STORE TENANT IMPROVEMENT  
 1445 NORTH HACIENDA BLVD.  
 LA PUENTE, CA 91744

A-0.3

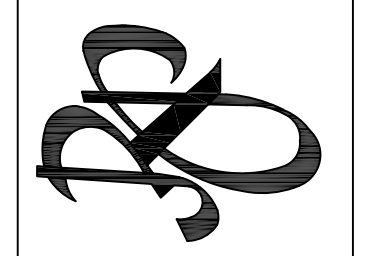
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FLOOR PLAN KEY NOTES

01-10	WALLS, ELECTRICAL & MISC.	DETAIL
01	NEW STOREFRONT TO REPLACE EXIST. WINDOWS	SEE T-1.1
02	NEW SINGLE ALUM/GLASS DOOR, DOUBLE WHERE ACCOURS	SEE T-1.1
03	EXIST. CMU WALL TO REMAIN	-
04	EXIST. WOOD STUDS WALL TO REMAIN	-
05	EXIST. ROOF DRAIN PIPE TO REMAIN	-
06	NEW CMU WALL OPENING INFILL	-
07	EXIST. STRUCTURAL STEEL COLUMN TO REMAIN	-
08	NEW 3'-0" X 6'-8" H/C STEEL DOOR TO REPLACE EXIST.	-
09	NEW ELECTRICAL SWITCHBOARD, SEE ELECTRICAL PLANS	-
10	NEW ELECTRICAL SUB-PANEL, SEE ELECTRICAL PLANS	-
11	NEW TELEPHONE CABINET	-
12	NEW 5/8" GYP. BD. OVER 6"X 20 GA. METAL STUDS WALL	6/T-1.0
13	NEW 6X6 WOOD COLUMN, SEE STRUCTURAL PLANS	-
14	NEW 3'-0" X 6'-8" PRE-FINISHED "TIMELY FRAME" HOLLOW CORE INTERIOR DOOR	4/T-1.0
15	NEW CONCRETE PEDESTRIAN RAMP	3/SA-1
16	EXIST. ELECTRICAL TRANSFORMER TO REMAIN	-
17	NEW ACCESSIBLE CONCRETE WALK	-
18	EXIST. ROOF ACCESS LADDER	-
19	NEW PHYLLODENDRON (LIPPIA) FROM FLATS PLANTED AT 24" ON CENTER	-
20	NEW DIETES BICOLOR 'LEMON DROP' (AFRICAN IRIS HYBRID)	-
21	NEW ACCESSIBLE STAIR	-
22		
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Job No.: H00MP-145  
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 Checked: \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Bid Date: \_\_\_\_\_  
 Scale: AS NOTED

DEVELOPER/DESIGNER:  
**RELIABLE PROPERTIES**  
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 LOS ANGELES, CA 90048-5709  
 TELEPHONE 323-653-3777 FAX 323-651-4011



SYMBOL LEGEND

- EXISTING PARTITION WALL TO REMAIN
- EXISTING C.M.U. WALL TO REMAIN
- NEW PARTITION METAL STUD WALL
- NEW STOREFRONT TO REPLACE EXIST. WINDOW
- NEW C.M.U. WALL OPENING INFILL
- EXIT SIGN WITH BATTERY BACK-UP SEE ELEC. PLANS

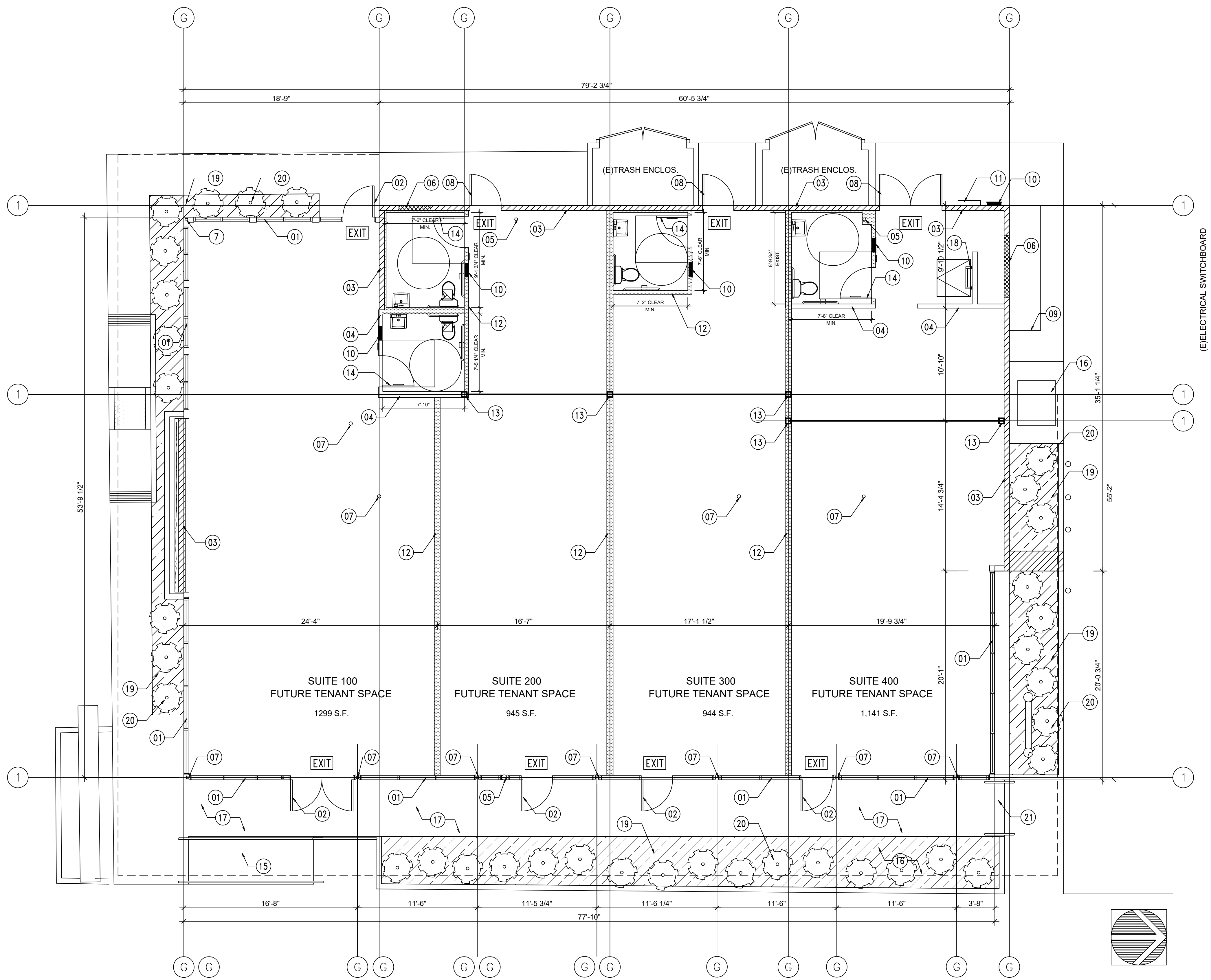
GENERAL NOTES

- EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT WITH PANIC HARDWARE AS REQUIRED.
- PROVIDE SIGN AT TRANSOM WITH 1" HIGH LETTERS OF CONTRASTING COLOR TO THE BACKGROUND STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED".
- A EXIT DOOR(S) SHALL BE A MIN. OF 3'-0" X 6'-8" WITH A MINIMUM SWING OF NINETY (90) DEGRESS.
- INTERIOR WALLS SHALL BE TAPED, SANDED AND READY FOR TENANT FINISH, U.N.O.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES AND PROVIDED WITH AN EMERGENCY ELECTRICAL SYSTEM FROM STORAGE BATTERIES.

PROPOSED FLOOR PLAN

SPLIT STORE TENANT IMPROVEMENT  
 1445 NORTH HACIENDA BLVD.  
 LA PUENTE, CA 91744

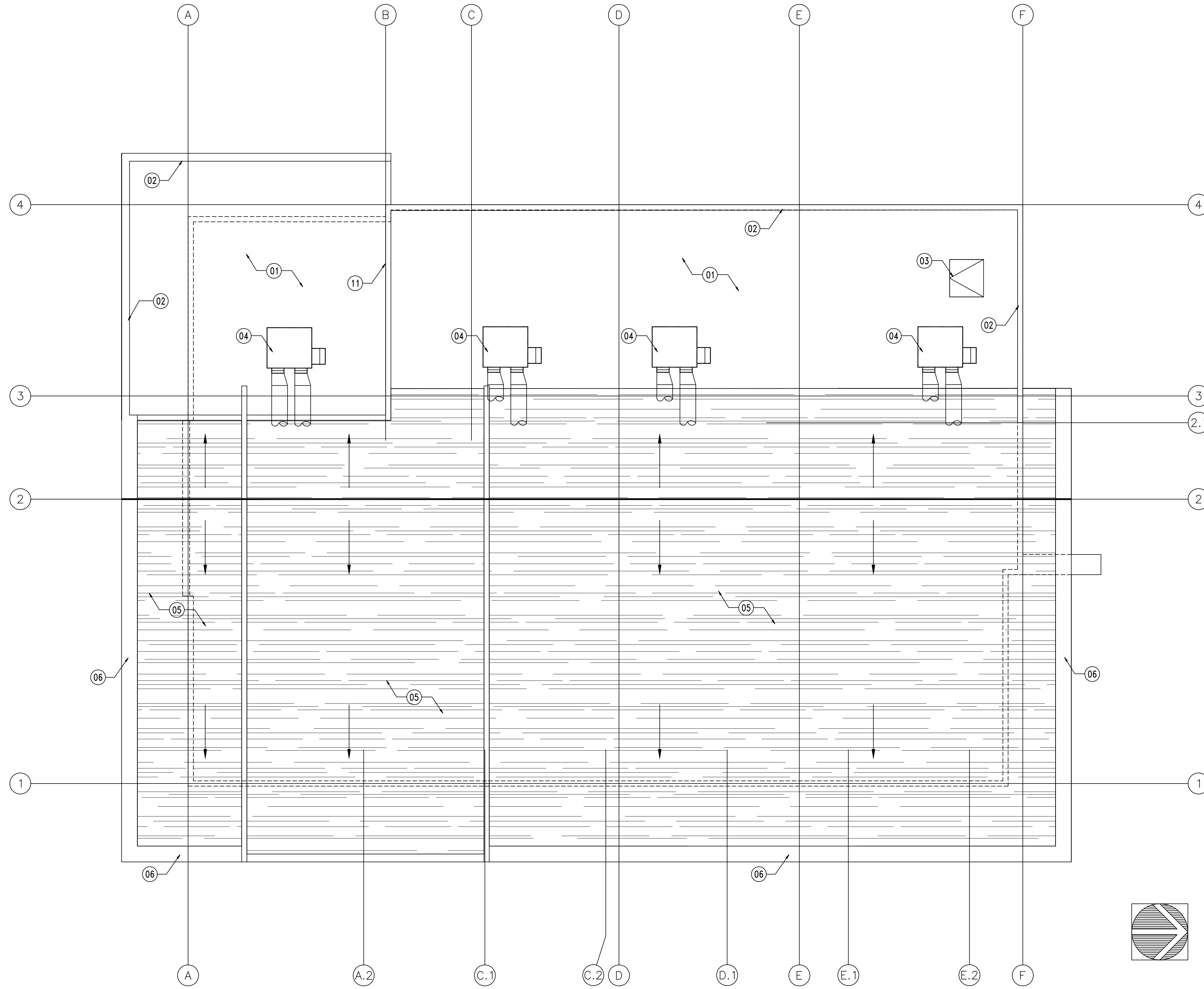
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PROPOSED FLOOR PLAN

SCALE  
 3/16"=1'-0" 1

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ROOF PLAN KEY NOTES

01	EXIST. BUILT-UP ROOFING TO REMAIN, PATCH AS NECESSARY	-
02	EXIST. ROOF PARAPET TO REMAIN	-
03	EXIST. ROOF ACCESS HATCH TO REMAIN	-
04	NEW RTU, SEE MECHANICAL PLANS	-
05	EXIST. FIBERGLASS SHINGLE ROOF TO REMAIN	-
06	EXIST. SHEET METAL COPING TO REMAIN	-
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09		
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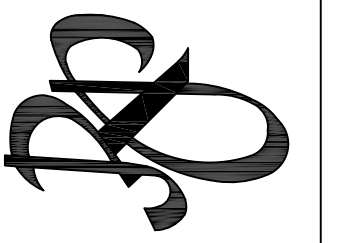
ROOF PLAN GENERAL NOTES

- A. ALL ROOF PATCHING WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE ROOFING MANUFACTURER'S RECOMMENDATIONS AND APPROVED DETAILS.
- B. THE CONTRACTOR SHALL VERIFY THAT ALL AREAS TO RECEIVE NEW BUILT-UP ROOFING IS PROVIDED W/ POSITIVE DRAINAGE AT 1/4" PER FOOT MINIMUM PRIOR TO ROOFING.
- C. VERIFY SIZES AND LOCATIONS OF ALL OPENINGS, PLATFORMS, ETC., WITH RESPECTIVE CONTRACTORS.
- D. ALL CRICKETS/FLASHING SHALL SLOPE A MINIMUM OF 1/2" PER FOOT.
- E. PROVIDE CRICKETS/FLASHING AROUND ALL CURBED ROOF OPENINGS.
- F. ALL MECHANICAL, PLUMBING AND ELECTRICAL TO RECEIVE PILLOW BLOCKS AS REQUIRED, MAX. 4'-0" APART.
- G. GENERAL CONTRACTOR TO PROVIDE ROOF JACKS AT ALL EXPOSED ROOF PENETRATIONS.
- H. PROVIDE FLEXIBLE PENETRATIONS AS REQUIRED.
- I. PAINT ALL EXPOSED PIPES.

Job No.:	HICMAP-145
Drawn:	
Checked:	
Approval:	
Bid Date:	
Scale:	AS NOTED

DEVELOPER/DESIGNER:  
**RELIABLE PROPERTIES**

6420 WILSHIRE BLVD., SUITE 1500  
 LOS ANGELES, CA 90048-5709  
 TELEPHONE 323-653-3777 FAX 323-651-4011



PROPOSED ROOF PLAN

SPLIT STORE TENANT IMPROVEMENT  
 1445 NORTH HACIENDA BLVD.  
 LA PUENTE, CA 91744

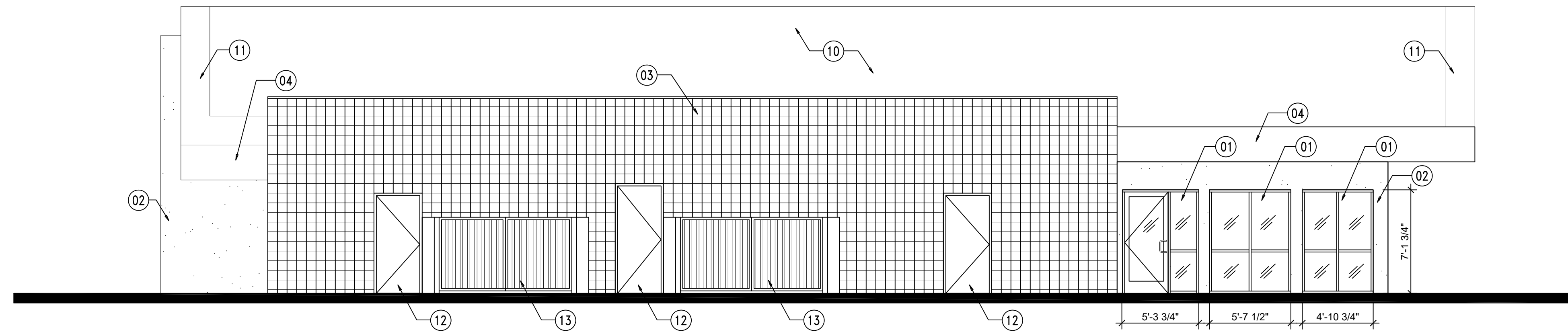
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PROPOSED ROOF PLAN

SCALE  
 3/16"=1'-0"

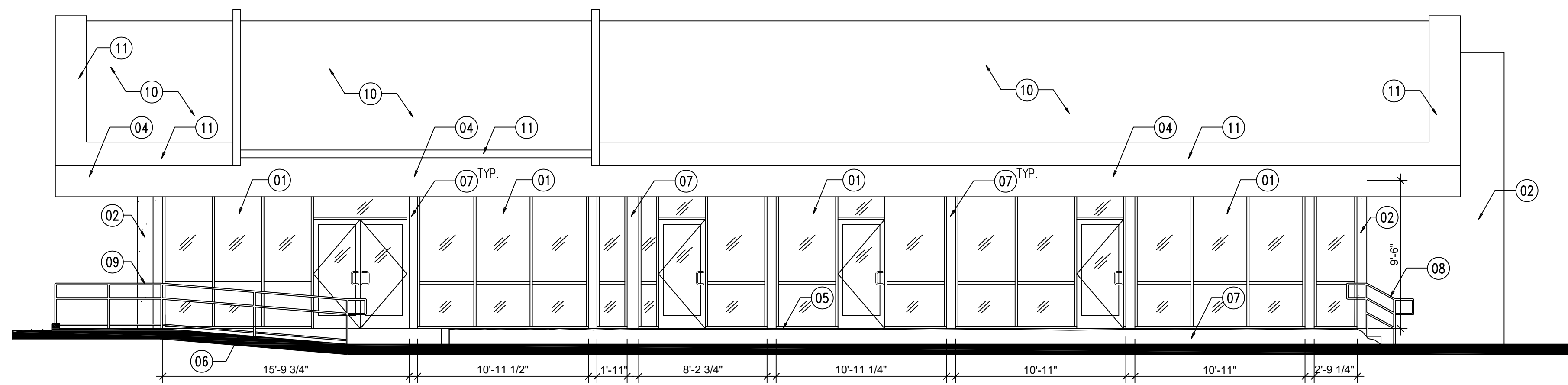
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PROPOSED WEST ELEVATION

SCALE  
3/16"=1'-0" 2



PROPOSED EAST ELEVATION

SCALE  
3/16"=1'-0" 1

ELEVATION PLAN KEY NOTES

01-15	WALLS, ELECTRICAL & MISC.	DETAIL
01	REPLACE EXIST. WINDOW WITH NEW CLEAR ANODIZED STOREFRONT WITH CLEAR GLAZING	-
02	EXIST. STUCCO WALL TO REMAIN, REPAIR OR REPLACE AS NECESSARY, TO BE PAINTED WITH P 215E "LIGHT TAN" COLOR	-
03	EXIST. CONCRETE BLOCK WALL TO REMAIN, TO BE PAINTED WITH P 215E "LIGHT TAN" COLOR	-
04	EXIST. BOXED EAVE TO REMAIN, TO BE PAINTED WITH P 612E "DARK BROWN" COLOR	-
05	NEW ACCESSIBLE CONCRETE WALKWAY	-
06	NEW ACCESSIBLE PEDESTRIAN RAMP	3/SA-1
07	NEW CLEAR ANODIZE ALUM. FILLER TO MATCH NEW STOREFRONT COLOR	8/T-1.1
08	NEW STAIR STEEL HANDRAIL, TO BE PAINTED TO MATCH BUILDING EXTERIOR STUCCO WALL COLOR (P 215E - LIGHT TAN)	3/SA-1
09	NEW RAMP STEEL HANDRAIL, TO BE PAINTED TO MATCH BUILDING EXTERIOR STUCCO WALL COLOR (P 215E - LIGHT TAN)	3/SA-1
10	EXIST. FIBERGLASS SHINGLE ROOF TO REMAIN	-
11	EXIST. SHEET METAL OUPING TO REMAIN, TO BE PAINTED TO MATCH EAVE COLOR (P 2016E - DARK BROWN)	-
12	NEW 3'-0" X 6'-8" H/C METAL DOOR TO REPLACE EXIST., TO BE PAINTED TO MATCH BUILDING EXTERIOR STUCCO WALL COLOR (P 2015E - LIGHT TAN)	-
13	EXIST. TRASH ENCLOSURE TO REMAIN, TO BE PAINTED TO MATCH BUILDING EXTERIOR STUCCO WALL COLOR (P 215E - LIGHT TAN)	-

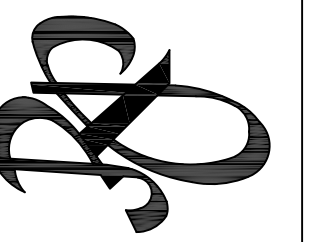
GENERAL NOTES

- EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT WITH PANIC HARDWARE AS REQUIRED.
- PROVIDE SIGN AT THE TRANSOM WITH 1" HIGH LETTERS OF CONTRASTING COLOR TO THE BACKGROUND STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED".
- A EXIT DOOR(S) SHALL BE A MIN. OF 3'-0" X 7'-0" WITH A MINIMUM SWING OF NINETY (90) DEGRESS.
- ALL STOREFRONT GLAZING SHALL BE TEMPERED.
- PROVIDE CONTROL JOINTS IN STUCCO OF MAXIMUM OF 10'-0" O.C. PAINT TO MATCH ADJACENT FINISH

Job No.: HCOMPI-145  
 Drawn: \_\_\_\_\_  
 Checked: \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Bid Date: \_\_\_\_\_  
 Scale: AS NOTED

DEVELOPER/DESIGNER :  
**RELIABLE PROPERTIES**

6420 WILSHIRE BLVD., SUITE 1500  
 LOS ANGELES, CA 90048-5709  
 TELEPHONE 323-653-3777 FAX 323-651-4011

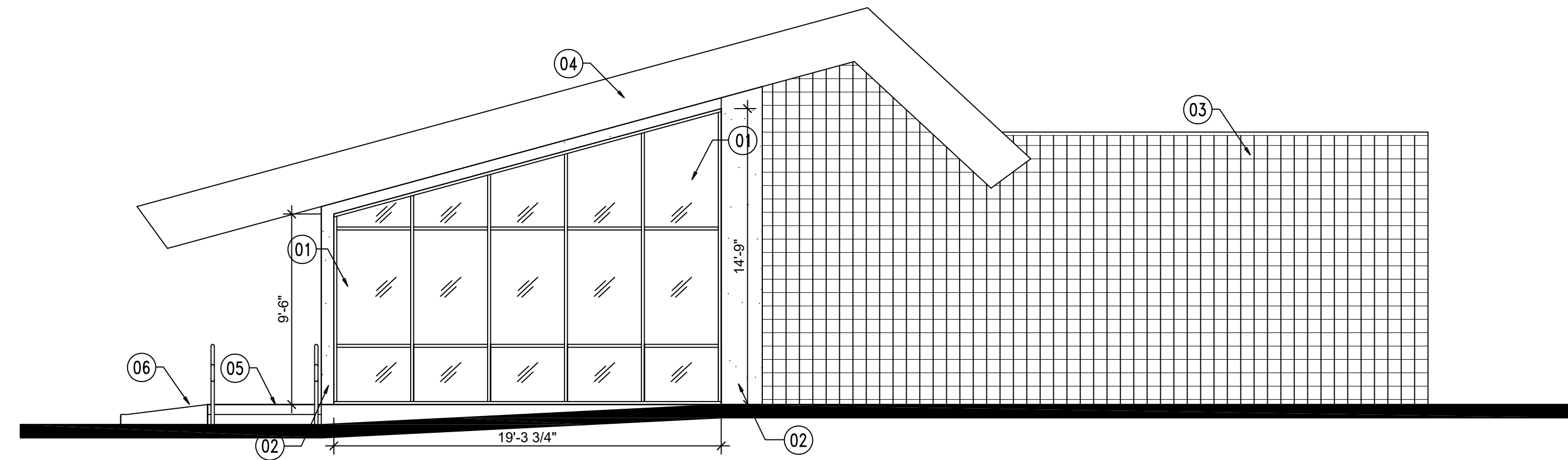


PROPOSED EAST & WEST ELEVATIONS

SPLIT STORE TENANT IMPROVEMENT  
 1445 NORTH HACIENDA BLVD.  
 LA PUENTE, CA 91774

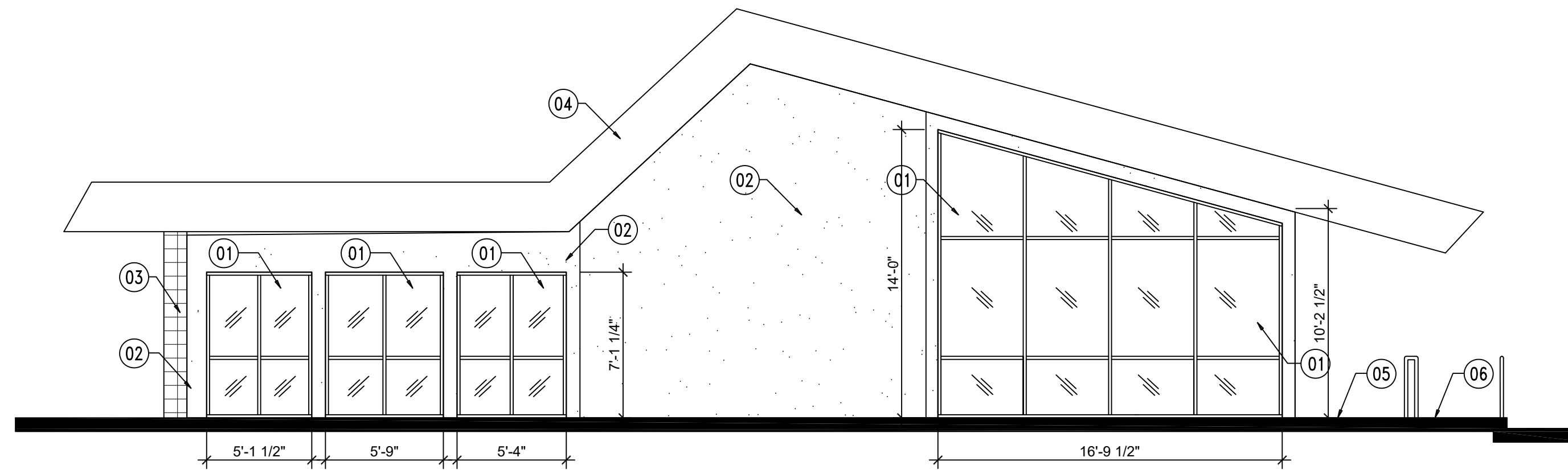
A-3.0

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PROPOSED NORTH ELEVATION

SCALE  
3/16"=1'-0" 2



PROPOSED SOUTH ELEVATION

SCALE  
3/16"=1'-0" 1

ELEVATION PLAN KEY NOTES

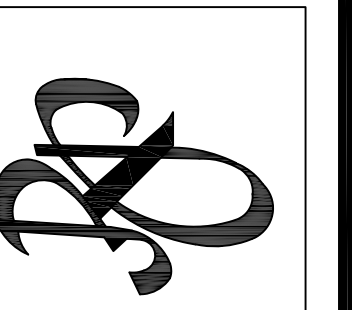
01-15	WALLS, ELECTRICAL & MISC.	DETAIL
01	REPLACE EXIST. WINDOW WITH NEW CLEAR ANODIZED STOREFRONT WITH CLEAR GLAZING	-
02	EXIST. STUCCO WALL TO REMAIN, REPAIR OR REPLACE AS NECESSARY, TO BE PAINTED WITH P 215E "LIGHT TAN" COLOR	-
03	EXIST. CONCRETE BLOCK WALL TO REMAIN, TO BE PAINTED WITH P 215E "LIGHT TAN" COLOR	-
04	EXIST. BOXED EAVE TO REMAIN, TO BE PAINTED WITH P 612E "DARK BROWN" COLOR	-
05	NEW ACCESSIBLE CONCRETE WALKWAY	-
06	NEW ACCESSIBLE PEDESTRIAN RAMP	3/SA-1
07	NEW CLEAR ANODIZE ALUM. FILLER TO MATCH NEW STOREFRONT COLOR	8/T-1.1
08	NEW STAIR STEEL HANDRAIL, TO BE PAINTED TO MATCH BUILDING EXTERIOR STUCCO WALL COLOR (P 215E - LIGHT TAN)	3/SA-1
09	NEW RAMP STEEL HANDRAIL, TO BE PAINTED TO MATCH BUILDING EXTERIOR STUCCO WALL COLOR (P 215E - LIGHT TAN)	3/SA-1
10	EXIST. FIBERGLASS SHINGLE ROOF TO REMAIN	-
11	EXIST. SHEET METAL COPING TO REMAIN, TO BE PAINTED TO MATCH EAVE COLOR (P 2016E - DARK BROWN)	-
12	NEW 3'-0" X 6'-8" H/C METAL DOOR TO REPLACE EXIST., TO BE PAINTED TO MATCH BUILDING EXTERIOR STUCCO WALL COLOR (P 2015E - LIGHT TAN)	-
13	EXIST. TRASH ENCLOSURE TO REMAIN, TO BE PAINTED TO MATCH BUILDING EXTERIOR STUCCO WALL COLOR (P 215E - LIGHT TAN)	-

GENERAL NOTES

- EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT WITH PANIC HARDWARE AS REQUIRED.
- PROVIDE SIGN AT THE TRANSOM WITH 1" HIGH LETTERS OF CONTRASTING COLOR TO THE BACKGROUND STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED".
- A EXIT DOOR(S) SHALL BE A MIN. OF 3'-0" X 7'-0" WITH A MINIMUM SWING OF NINETY (90) DEGRESS.
- ALL STOREFRONT GLAZING SHALL BE TEMPERED.
- PROVIDE CONTROL JOINTS IN STUCCO OF MAXIMUM OF 10'-0" O.C. PAINT TO MATCH ADJACENT FINISH.

Job No.: HACMAP-1445  
 Drawn: \_\_\_\_\_  
 Checked: \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Bid Date: \_\_\_\_\_  
 Scale: AS NOTED

DEVELOPER/DESIGNER:  
**RELIABLE PROPERTIES**  
 6420 WILSHIRE BLVD., SUITE 1500  
 LOS ANGELES, CA 90048-5709  
 TELEPHONE 323-653-3777 FAX 323-651-4011

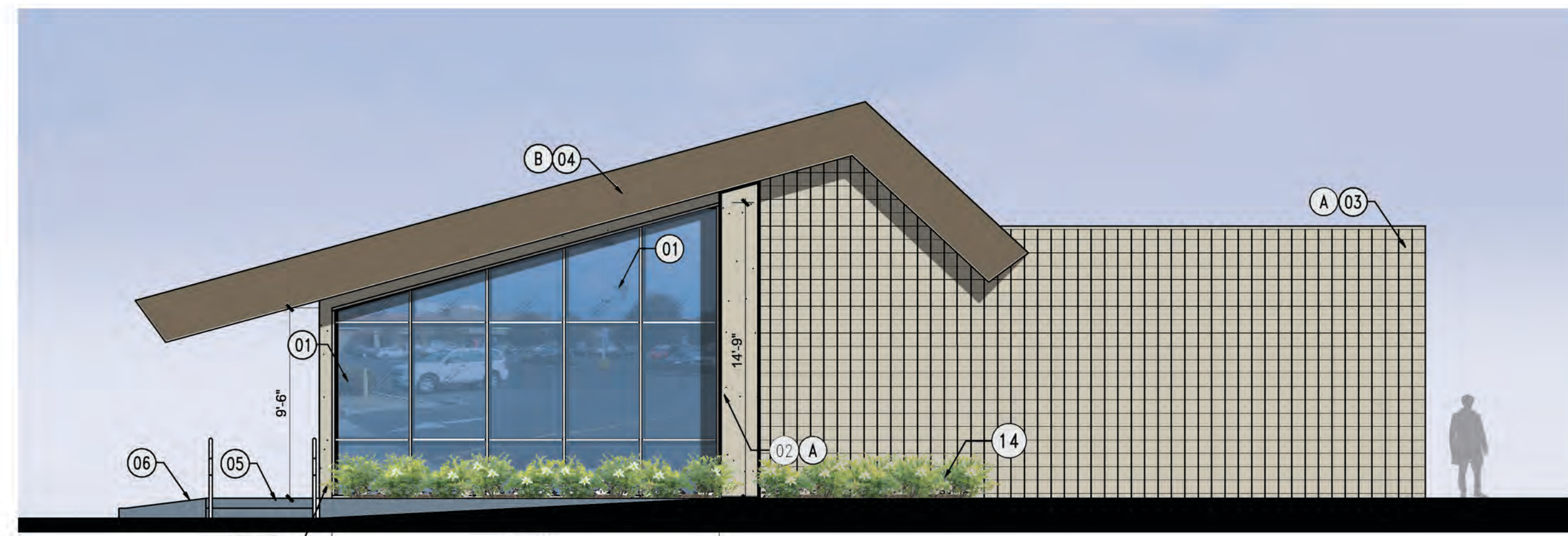


PROPOSED NORTH & SOUTH ELEVATIONS

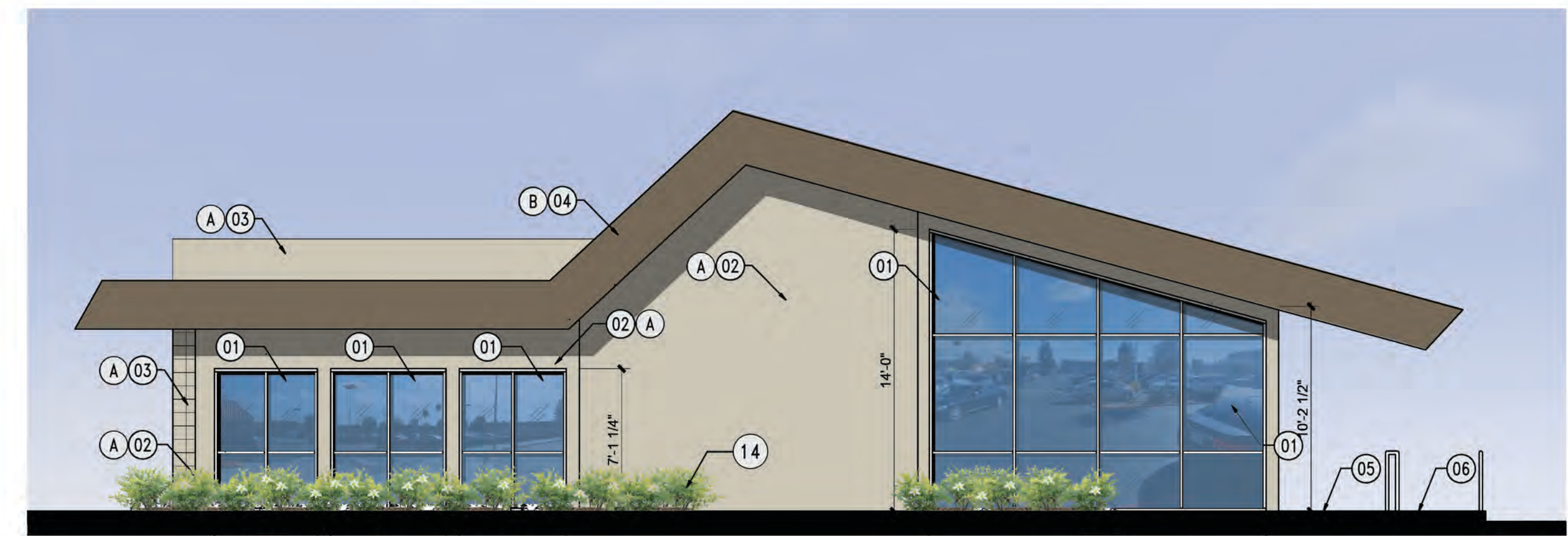
SPLIT STORE TENANT IMPROVEMENT  
 1445 NORTH HACIENDA BLVD.  
 LA PUENTE, CA 91744

A-3.1

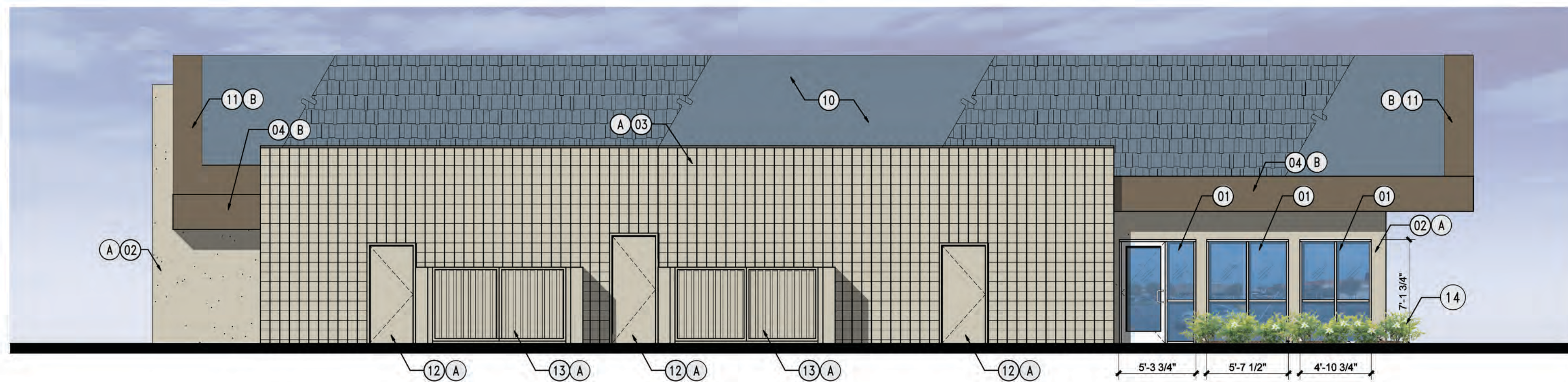
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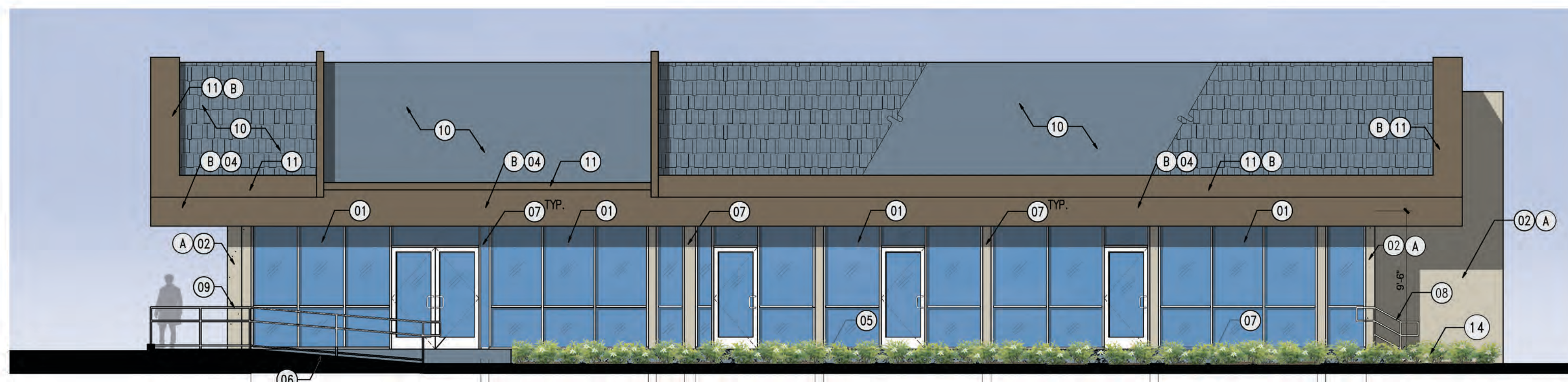
PROPOSED NORTH ELEVATION SCALE 3/16"=1'-0" 4



PROPOSED SOUTH ELEVATION SCALE 3/16"=1'-0" 1



PROPOSED WEST ELEVATION SCALE 3/16"=1'-0" 3



PROPOSED EAST ELEVATION SCALE 3/16"=1'-0" 2

### ELEVATION PLAN KEY NOTES

01-15	WALLS, ELECTRICAL & MISC.	DETAIL
01	REPLACE EXIST. WINDOW WITH NEW STOREFRONT	-
02	EXIST. STUCCO WALL TO REMAIN, REPAIR OR REPLACE AS NECESSARY	-
03	EXIST. CONCRETE BLOCK WALL TO REMAIN	-
04	EXIST. BOXED EAVE TO REMAIN	-
05	NEW ACCESSIBLE CONCRETE WALKWAY	-
06	NEW ACCESSIBLE PEDESTRIAN RAMP	3/SA-1
07	NEW ALUM. FILLER TO MATCH STOREFRONT	8/T-1.1
08	NEW STAIR STEEL HANDRAIL, PAINTED TO MATCH BUILDING STUCCO COLOR	3/SA-1
09	NEW RAMP STEEL HANDRAIL, PAINTED TO MATCH BUILDING STUCCO COLOR	3/SA-1
10	EXIST. FIBERGLASS SHINGLE ROOF TO REMAIN	-
11	EXIST. SHEET METAL COPING TO REMAIN	-
12	NEW 3'-0" X 6'-8" H/C METAL DOOR TO REPLACE EXIST.	-
13	EXIST. TRASH ENCLOSURE TO REMAIN	-
14	DIETAS BICOLOR "LEMON DROP" (AFRICAN IRIS HYBRID)	-

### COLOR LEGEND

A	P215E - "LIGHT TAN" (OR EQUIVALENT)
	
B	P216E - "DARK BROWN" (OR EQUIVALENT)
	

Job No.: H0201-1445  
 Drawn: 01/09/2026  
 Checked:  
 Approval:  
 Bid Date:  
 Scale: AS NOTED

DEVELOPER/DESIGNER:  
**RELIABLE PROPERTIES**  
 6420 WILSHIRE BLVD., SUITE 1500  
 LOS ANGELES, CA 90048-5709  
 TELEPHONE 323-653-3777 FAX 323-651-4011



SPLIT STORE TENANT IMPROVEMENT  
 1445 NORTH HACIENDA BLVD.  
 LA PUENTE, CA 91744

A3.2



# City of La Puente

15900 E. Main Street La Puente, CA 91744 Telephone (626) 855-1500 Fax (626) 961-4626

## NOTICE OF EXEMPTION

**TO:** County Clerk  
County of Los Angeles  
Environmental Filings  
12400 East Imperial Hwy  
Norwalk, CA 90650

**FROM:** City of La Puente  
15900 E. Main Street  
La Puente, CA 91744

**Project Title:** SPDR 25-81

**Project Location (Specific):** 1445 N. Hacienda Blvd, La Puente, CA 91744

**Project Location (City):** La Puente    **Project Location (County):** Los Angeles

**Description of Nature, Purpose, and Beneficiaries of Project:** A Site Plan and Design Review (SPDR) Application No. 25-81 proposes exterior façade improvements to an existing commercial building.

**Name of Public Agency Approving Project:** City of La Puente

**Name of Person or Agency Carrying Out Project:** Karen Iniguez, Assistant Planner

**Exempt Status: (Check One)**

- Ministerial (14 Calif. Admin. Code §15268)
- Declared Emergency (14 Cal. Admin. Code §15269(a))
- Emergency Project (14 Cal. Admin. Code §15269(b) & (c))
- Statutory Exemption. (14 Cal. Admin. Code §§15260 et seq.)
- Categorical Exemption. (14 Cal. Admin. Code §§15300 et seq.)  
State class and section number: *Class 1, Section 15301 (Existing Facilities)*

**Reasons why project is exempt:** The Project is exempt because it involves exterior architectural alterations (façade improvements) to an existing commercial building.

**Contact Person:** Karen Iniguez

**Phone No.:** (626) 855-1512

**Date received for Filing:**

**Signature:** \_\_\_\_\_

\_\_\_\_\_

**Date:** \_\_\_\_\_

**EXHIBIT C**

RESOLUTION NO. 26-1595

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW NO. 25-81 FOR EXTERIOR FAÇADE IMPROVEMENTS TO AN EXISTING COMMERCIAL BUILDING LOCATED AT 1445 NORTH HACIENDA BOULEVARD AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

**WHEREAS**, on October 30, 2025, Eddy Sutiano (“Applicant”) on behalf of Windchime Properties, L.P. (“Owner”), filed an application requesting approval of Site Plan and Design Review (“SPDR”) No. 25-81 described herein (“Application”); and

**WHEREAS**, the Application was deemed complete on January 15, 2026; and

**WHEREAS**, the Application proposes exterior façade improvements to the commercial building located at 1445 North Hacienda Boulevard, La Puente, California, Assessor’s Parcel Numbers 8471-020-033 (“Property”); and

**WHEREAS**, the Property is currently developed within a multi-tenant shopping center, fully improved with sidewalks, curbs, and gutters. The Project does not propose any site changes other than exterior façade improvements. Interior tenant improvements will be completed under a separate permit; and

**WHEREAS**, the Land Use Element of the General Plan designates the Property as General Commercial (“GC”) with a consistent zoning designation of General Commercial (“C2”). The implementing zone, consistent with the General Plan land use designation, allows for commercial buildings and their routine maintenance or façade remodels that may attract other businesses to the center and provide diverse goods and services; and

**WHEREAS**, an Environmental Assessment was conducted by the City pursuant to the City’s requirements. Based upon the information received and Staff’s review and assessment, the Project was determined not to have a significant impact on the environment and is categorically exempt from the California Environmental Quality Act (“CEQA”), pursuant to Section 15301 (Class 1, Existing Facilities), of the CEQA Guidelines; and

**WHEREAS**, on March 3, 2026, the Planning Commission of the City of La Puente conducted a duly noticed meeting on the Application, and considered all written and oral testimony; and

**WHEREAS**, all legal prerequisites to the adoption of this resolution have occurred.

**NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LA PUENTE DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

**SECTION 1. INCORPORATION OF RECITALS.** All of the facts set forth in the Recitals above are true and correct, and are incorporated herein by reference.

**SECTION 2. PUBLIC HEARING NOTICES AND PUBLIC PARTICIPATION.** All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the Municipal Code of the City of La Puente (“Code”).

**SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS.** Upon independent review, judgment, analysis, and consideration of the information contained in the Application, the Planning Commission hereby finds and determines that the Project is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15301 (Class 1, Existing Facilities) since the Project involves exterior alterations to an existing commercial building.

Based on the foregoing, the Planning Commission adopts the Notice of Exemption and directs Staff to file same as required by law.

**SECTION 4. SITE PLAN AND DESIGN REVIEW FINDINGS.** Pursuant to Section 10.94.050.D of the City’s Code, the Planning Commission finds as follows:

1. The proposed development is allowed within the subject zone. The existing development is a commercial shopping center, which is permitted in the C-2, General Commercial zone and the proposed façade improvements will enhance the appearance of the permitted shopping center use.
2. The proposed development is in compliance with all of the applicable criteria identified in Subparagraph 10.94.040.C.4 of the City’s Code as follows:
  - a. Compliance with this Chapter, this Zoning Code, Municipal Code Title 8 (Building Regulations), and all other applicable City regulations and policies. The Project complies with the City’s applicable building codes including those for energy efficiency and accessibility. The Project further complies with all applicable zoning regulations and policies including development standards and site design guidelines; and
  - b. Efficiency of site layout and design. The Project does not propose any changes to the site layout or site design. The site layout and design have remained the same since the shopping center was constructed and continues to be the most efficient to accommodate a combination of major tenants and minor tenants with adequate parking; and
  - c. Compatibility with neighboring properties, streets, alleys, and developments. The Property is located on the Hacienda Commercial Corridor. However, neighboring properties include both commercial uses

and residential uses. Since the Project does not propose any major or significant changes to the shopping center, they will be compatible with neighboring properties and developments. Furthermore, the Hacienda Corridor is not subject to a distinct architectural design except that the shopping center was originally developed and has 1960s commercial architecture. The proposed project will be a slight departure from the style by replacing those materials with more modern materials; and

- d. Efficiency and safety of public pedestrian and vehicular access and parking. The Project does not modify or change any existing site features as they relate to parking and public pedestrian or vehicle access; and
- e. The arrangement and relationship of proposed structures and signs to one another and to other developments in the vicinity and whether the relationship is harmonious and based on good standards of design. The project does not propose any new structures and any signage shall comply with the La Puente Municipal Code 10.34 Signs. As such, the existing arrangement of structures is harmonious with surrounding developments. The proposed façade improvement will incorporate features found in surrounding improvements in the shopping center. The proposed Project, incorporating these changes, will be harmonious with surrounding developments while also introducing a refreshed and modern appearance; and
- f. The compatibility in scale and aesthetic treatment of proposed structures with public areas. The Project does not propose to construct any new structures. The proposed façade improvement will introduce an updated and modern aesthetic appearance. The significant changes to the façade include the removal of outdated materials and incorporate new finishes and design elements that create a cohesive appearance with adjacent storefronts. Specifically, the existing stone veneer on the elevations will be removed and replaced with stucco finished in “Light Tan” and the boxed eave will be “Dark Brown”. To complement surrounding architecture, a new window storefront system will also be installed to improve visual interest and pedestrian orientation which is incorporated in the existing Walmart’s façade; and
- g. The adequacy of proposed driveways, landscaping, parking spaces, potential on-site and off-site parking, circulation, and traffic impacts, and other potential impacts upon the environment. The Project will not change the existing site layout or any features related to access driveways, circulation, or parking, and will not result in any adverse impacts to traffic or the environment; and
- h. Appropriate open space and use of water efficient landscaping. The Project will not change existing or propose any new open space or landscaping; and

- i. Consistency with the General Plan and any applicable specific plan. The Project is consistent with the City's General Plan, specifically Goal 1, since the Project proposes improvements to an existing commercial building. Façade improvements such as the proposed Project encourage economic viability in the Hacienda Corridor and may attract other commercial activities to the area; and
    - j. Consistency with any adopted design guidelines/policies. The City does not have any adopted design guidelines/policies that would apply to this Project.
  3. The proposed development is consistent with or an improvement to the character of the neighborhood, in terms of the structure(s) general appearance. The proposed façade changes are an improvement to the character of the commercial neighborhood because it provides an updated, refreshed, and modern aesthetic to the shopping center while maintaining the original building façade shape.
  4. The proposed development provides adequate consideration of applicable factors (e.g., noise, traffic, vehicular and pedestrian safety, vibration, etc.) including measures which are reasonably efficient and satisfactory in protecting the public health and safety. The Project will not cause an adverse effect to the public or environment in regard to noise, vibration, or traffic. To address noise and vibration, a condition of approval is included to limit construction activities to the days and hours as specified in the La Puente Municipal Code. The Project does not change the use of the building and as such will not result in any adverse impacts to traffic or circulation.
  5. The proposed development ensures that the:
    - a. Architectural design and functional plan of the structure(s) and related improvements are of reasonable aesthetic quality and consistent with or an improvement to adjacent developments. The Project updates the aesthetics by providing a more modern approach to the original storefront shape that originally suggested a less than traditional Spanish style; and
    - b. Structure(s) and related improvements are suitable for the proposed use of the property and provide adequate consideration of the existing and contemplated uses of land and orderly development in the general area of the subject site. The existing shopping center consists of structures and improvements that will not be significantly changed as part of the Project or in a manner that is inconsistent with the orderly development or contemplated uses of the area and the subject Property.

Based on the foregoing, the Planning Commission hereby approves Site Plan and Design Review No. 25-81, subject to the conditions of approval set forth in Section 5 herein.

**SECTION 5. CONDITIONS OF APPROVAL.**

1. Except as set forth in subsequent conditions 2 through 14, all inclusive, development and construction of the façade improvements shall take place substantially as shown on plans in Exhibit “B”. Exhibits “B” is attached hereto and incorporated herein by this reference.
2. All requirements of the La Puente Municipal Code (LPMC) as they pertain to this application and Project shall be complied with and such requirements are made a condition of approval for SPDR No. 25-81. Violation of or noncompliance with any of the conditions of approval shall be cause for revocation and termination of all rights hereunder.
3. The second sheet of building plans is to list all City of La Puente conditions of approval and to include a copy of the Decision Letter. This information shall be incorporated into the plans prior to the first submittal for plan check. Failure to comply will result in the Building Division not accepting project submission.
4. The final development plan and architectural plans shall be substantially in conformance with the submitted plans (Exhibit B) and accompanying information. However, they should be modified as necessary to comply with the Conditions of Approval. The applicant shall consult with the Planning Division prior to making any changes and is required to submit those changes to the Building Division.
5. The Applicant and Property Owner shall comply with the City’s construction and demolition waste recycling program which requires coordination with the City’s exclusive franchise waste hauler, Valley Vista Services.
6. No person shall operate any vehicle for the collection of solid waste or recyclables other than the City's exclusive franchise waste hauler, Valley Vista Services.
7. Prior to the issuance of building permits, the Applicant and Property Owner shall:
  - a. Submit a list of all contractors and/or subcontractors performing work on this Project to the City’s Finance Department and such contractors and/or subcontractors shall obtain valid business licenses to conduct business and/or work in the City.
  - b. Obtain all required approvals for construction plans from the Building and Safety Division and other agencies and utility companies as may be required by the Building and Safety Division.
8. The design and construction of all structures shall comply with the City’s Building Code as referenced in Section 8.05.010 of the City’s Code.
9. The Applicant shall obtain all required permits from the City’s Building and Safety Division.

10. Signage for the building and/or tenant shall be subject to the requirements of the La Puente Municipal Code 10.34 Signs and shall be processed, reviewed, and approved under separate permits.
11. During construction, the following shall be observed:
  - a. Exterior construction operations, including warm-up and maintenance activities shall be limited to the hours of 7:00 a.m. to 5:00 p.m. Monday through Friday. Only interior construction is permitted on Saturdays between the hours of 7:00 a.m. to 5:00 p.m. No work is permitted on Sundays or holidays.
  - b. Trucks and heavy equipment shall be prohibited from idling while waiting to load or unload if the expected wait exceeds ten (10) minutes. Receipt of materials to the Project site shall be encouraged during non-peak traffic hours.
  - c. Sweep the project site daily at the end of the day or more frequently, as needed, if any visible soil, dust, or debris/material is susceptible to tracking throughout the site or off-site.
  - d. Construction areas shall be fenced off and storage of building materials related to construction activities shall be contained within the Project site.
  - e. The Applicant shall contract for solid waste disposal services with the waste disposal company having an exclusive franchise to provide such services in the City of La Puente (Valley Vista Services), as provided by Chapter 4.12 of the City's Code. In addition, the Applicant shall comply with the City's construction and demolition waste recycling program.
  - f. The Project shall comply with the National Pollutant Discharge Elimination System (NPDES) and implement any Best Management Practices (BMPs) to prevent any pollutants from entering the storm drain system.
  - g. Maintain the property in a safe and well-kept condition prior to, during, and after construction.
  - h. All landscaping for the completed project shall be regularly maintained and be kept in a thriving condition at all times.
12. Prior to final Building and Safety approvals or Certificate of Occupancy, the following shall be observed:
  - a. Should any trees or street trees be removed or damaged as part of the development, the Applicant shall replace the trees with acceptable species. Any existing trees along the frontage that are found to be inadequate in species or placement shall also be replaced to the satisfaction of the Development Services Director.

- b. Any broken or damaged curbs and sidewalks shall be repaired or replaced as required by the City Engineer and to the satisfaction of the Development Services Director.
  - c. The Property shall be kept clear of all debris, trash, and other cast-off materials.
  - d. The Applicant shall request an inspection of the Property by the Development Services Department once the Project is completed to determine compliance with all conditions of approval.
  - e. Clear the site of all debris prior the final City inspection.
  - f. Schedule Final Inspection with the Planning Division and pay the required fees before proceeding to Building and Safety Final Inspection.
13. All requirements of the City's Code as they pertain to this application shall be complied with and shall be made a condition of approval.
14. The project shall be built according to the approved plans, and any deviations require prior approval from the Planning Division and the payment of applicable fees to the Building and Safety Division.
15. Landscaping must be maintained in accordance with the approved plans, and any deviations require submission of an application to the Planning Division along with the payment of applicable fees.
16. The Applicant shall obtain building permits or file an extension within one (1) year after approval of SPDR No. 25-81 by the Planning Commission or this approval shall automatically become null and void. No application for an extension of this period shall be considered unless applied for in writing no less than 30 days before its expiration.
17. The Applicant and Property Owner shall submit to the Development Services Department his/her written consent to all the conditions referenced herein within ten (10) days of approval. The Applicant understands that this Resolution will be of no force or effect unless such written consent is submitted to the City.
18. Violation(s) of any of the conditions of this approval shall be cause for revocation and termination of all rights hereunder.
19. The Applicant and/or successor in interest, shall comply with all federal, state, and local laws.
20. The Applicant and Property Owner shall indemnify, protect, defend (with legal counsel reasonably acceptable to the City), and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes or action, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively "Claims"),

arising out of or in any way relating to this Project, any discretionary approvals granted by the City related to the development of the Project, or the environmental review conducted under California Environmental Quality Act, Public Resources Code Section 21000 *et seq.*, for the Project. City shall promptly notify both the Applicant and Property Owner of any Claims to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense. If the City Attorney is required to enforce any conditions of approval, all costs, including attorney's fees, shall be paid for by the Applicant/Property Owner.

**SECTION 6. SEVERABILITY.** The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

**SECTION 7. ADOPTION DATE.** The Planning Commission Secretary shall certify to the adoption of this Resolution and the same shall be in full force and effect.

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of La Puente at a regular meeting held on March 3, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Gary Dudley, Planning Commission Chair

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Abraham Tellez, Planning Commission Secretary