



**CITY OF DUARTE
PLANNING COMMISSION
MINUTES
December 20, 2021**

**Planning Commission
Commissioners**
Sara Vasquez, Chair
Tina Heany, Vice-Chair
Danny Ramirez
Wally Wolff

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES:

Chair Vasquez called the meeting to order at 7:02 p.m. The following were in attendance:

PRESENT: Vasquez, Heany, Wolff
ABSENT: Ramirez
STAFF: Hensley, Golding, Baldwin, McCurley, Hernandez
DEPUTY CITY ATTORNEY: Phan

2. PLEDGE OF ALLEGIANCE:

None.

3. APPROVAL OF MINUTES: November 15, 2021

Vasquez called for a motion on the November minutes. Heany motioned to approve the November 15, 2021 minutes, seconded by Wolff and carried 3-0-0-1 (Yes: Vasquez, Heany, Wolff; No: None; Abstain: None; Absent: Ramirez).

4. ORAL COMMUNICATIONS ITEMS NOT ON THE AGENDA:

None.

5. PUBLIC HEARINGS:

A. Site Plan and Design Review SPDR 2019-05; Subdivision 2020-01; and Planned Development Permit PDP 2019-01. A request for a 20-unit, multi-family residential condominium development project at 1401 Santo Domingo Avenue.

Nick Baldwin, Associate Planner, presented the staff report and answered questions from the Commission.

Public Comments

Eunice Figueras, Property Owner at 1835 Orange Grove, expressed concerns related to the project impacting her privacy.

Mark Surdam, the property owner at 1336 Heather Lane, reiterated comment made by the commissioners of the difficulty to visualize the project, and expressed the project's impact on adjacent properties and privacy issues.

Jimmy Lee, Architect/Applicant, answered questions from the Commission and addressed property owner's concerns.

Heany and Wolff discussed concerns of the residents' privacy and options to mitigate the issues with the applicant. As a result, Mr. Lee agreed to additional landscaping to address the privacy issues.

Action

Motion made by Heany, seconded by Wolff, to recommend City Council approval of: Subdivision 2020-01 (PC Resolutions 21-07), Planned Development Permit 2019-01 (PC Resolution 21-08), and SPDR 2019-05 (PC Resolution 21-09) with added conditions related to additional landscaping to improve privacy impacts. Motion carried 3-0-0-1.(Yes: Vasquez, Heany, Wolff; No: None; Abstain: None; Absent: Ramirez).

B. Conditional Use Permit 2020-02. A request for a wine bottling use with accessory retail and wine tasting at 2666 Huntington Drive.

Nick Baldwin, Associate Planner provided the staff report and answered questions from the Commission.

Public Comments

Keith Xie, the Applicant answered questions from Vasquez regarding wine bottling access and business operations.

Action

Motion by Vasquez to approve CUP 2020-02 (PC Resolution 21-10), seconded by Wolff. Motion carried 3-0-0-1. (Yes: Vasquez, Heany, Wolff; No: None; Abstain: None; Absent: Ramirez).

C. Conditional Use Permit 2020-03. A request to allow a warehousing use greater than 50,000 square feet at 1801 Flower Avenue.

Maia McCurley, Associate Planner, provided the staff report and answered questions from the Commission.

Public Comments

Maxwell Bonnie, the Applicant, provided additional information on the operation of the business and addressed the questions from the Commissioners.

Action

Motion by Wolff to approve CUP 2020-03 (PC Resolution 21-11), seconded by Heany. The motion was approved 3-0-0-1. (Yes: Vasquez, Heany, Wolff; No: None; Abstain: None; Absent: Ramirez).

6. BUSINESS ITEMS:

None.

7. ITEMS FROM DIRECTOR:

Hensley provided development and City Council updates. He answered questions from the Commission.

Phan informed the Commissioners of the City Council's direction to update the Commissioners serving terms.

8. ITEMS FROM COMMISSIONERS:

Heany expressed her happiness for the new development projects, thanked staff, and wished all a Merry Christmas.

Vasquez and Wolff wished everyone a Merry Christmas and a Happy New Year.

Vasquez inquired about January's Planning Commission. Hensley indicated the meeting adjournment needs to be for Tuesday, January 18th versus 17th due to the holiday. He also informed the Commissioners of the likelihood of reassuming in-person meeting in January.

9. ADJOURNMENT: Tuesday, January 18, 2022

Vasquez moved to adjourn at 8:42 p.m., seconded by Wolff. The next meeting is scheduled for Tuesday, January 18, 2022

Craig Hensley, Secretary