



MINUTES
CITY OF DUARTE
PLANNING AND ECONOMIC
DEVELOPMENT COMMISSION

December 18, 2023

Commissioners
Tina Heany, Chair
Wally Wolff, Vice-Chair
Daniel Becker
Yesenia Paez
Brian Quandt

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES:

Vice Chair Wolff called the meeting to order at 7:18 p.m. The following were in attendance:

PRESENT:	Quandt, Paez, Wolff
ABSENT:	Becker, Heany
STAFF:	Bautista, Golding, Hensley, Nash, Gonzales, Abdul-Ahad
CITY ATTORNEY:	None

2. PLEDGE OF ALLEGIANCE:

Commissioner Paez led the Pledge of Allegiance.

3. APPROVAL OF MINUTES:

Commissioner Quandt motioned to approve the September 18, 2023 minutes. Seconded by Commissioner Paez. The motion carried 3-0-0-2. (Yes: Paez, Quandt; Wolff No: None; Abstain: None; Absent: Heany, Becker).

4. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA:

None

5. PUBLIC HEARINGS:

- A. Conditional Use Permit 22-04 and Site Plan and Design Review 22-42.** hour operations in the Commercial-General zoning district within 300' of a residential zone. The project consists of 12 charging dispensers, 26 parking stalls, an approximate 785 square foot lounge/restroom building, and two fueling canopies (1,350 and 810 square feet).

RESOLUTION PC 23-10

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT 22-04 TO ALLOW A NEW ELECTRIC VEHICLE CHARGING STATION AND 24-HOUR OPERATIONS (KNOWN AS BP PULSE) AT 2107 HUNTINGTON DRIVE

PC RESOLUTION 23-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE APPROVING SITE PLAN AND DESIGN REVIEW 22-42, FOR THE CONSTRUCTION OF A NEW ELECTRIC VEHICLE CHARGING STATION, LOCATED AT 2107 HUNTINGTON DRIVE

AT 2174 HUNTINGTON DRIVE MEETS THE REQUIRED FINDINGS DESCRIBED UNDER DUARTE DEVELOPMENT CODE 19.114.050(B) AND THUS APPROVES CONDITIONAL USE PERMIT 22-02 SUBJECT TO CONDITIONS OF APPROVAL

Golding presented the staff report and explained the design, amenities, and zoning for the proposed electric vehicle charging station. Golding answered questions from the commissioners regarding fire prevention and Southern California Edison's involvement on the project.

Vice Chair Wolff opened the Public Hearing at 7:34 p.m.

Comments from the public

Jesse Kent Developer representing the BP Pulse Company commented in the importance of the EV charging station and why Duarte has been chosen for the location.

Lauren Paletta Program Manager from BP Pulse answered questions from commissioners regarding accessibility, hours of operation, types of charging that will be available, hours of operation and safety.

Resident Lorraine Laberthon voiced her concerns regarding homelessness, noise, fire concerns and traffic that would be caused by a 24-hour business with no management on site.

Vice Chair Wolff closed the Public Hearing at 8:17 p.m.

Action

Motion made by Commissioner Paez to approve Conditional Use Permit 22-04 and Site Plan and Design Review 22-42. Seconded by Vice Chair Wolff. The motion carried 3-0-0-2. (Yes: Paez, Quandt, Wolff; No: None; Abstain: None; Absent: Heany, Becker).

- B. Conditional Use Permit 23-04.** A request to allow the operation of a health and fitness facility over 2,000 square feet operating as early as 5:00am and as late as 11:30pm at 2137Huntington Drive. The business offers it's patrons the use of exercise machines and limited personal training, no group exercise classes will be provided.

RESOLUTION PC 23-12

RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT 23-04 TO ALLOW A LATE-NIGHT HEALTH & FITNESS FACILITY (KNOWN AS 360 FITNESS) AT 2137 HUNTINGTON DRIVE.

Nash presented the staff report and explained why the City is requesting a Conditional Use Permit to allow the operation of a late night health and fitness facility

Vice Chair Wolff opened the Public Hearing at 8:20

Comments from the public

Applicant Francisco Rodriguez spoke in regards to having the opportunity to open a facility. Thanked the commissioners for their time.

Vice Chair Wolff closed the Public Hearing at 8:23 p.m.

Action

Motion made by Commissioner Quandt to approve Conditional Use Permit 23-04 Seconded by Commissioner Paez. The motion carried 3-0-0-2. (Yes: Paez, Quandt; Wolff; No: None; Abstain: None; Absent: Heany, Becker).

6. BUSINESS ITEMS:

None

7. ITEMS FROM DIRECTOR:

Director Hensley provided updates on several items and projects throughout the city.

8. ITEMS FROM COMMISSIONERS:

None

9. ADJOURNMENT:

Vice Chair Wolff motioned to adjourn at 8:28 p.m.

Craig Hensley, Secretary