



MINUTES
CITY OF DUARTE
PLANNING COMMISSION

October 17, 2022

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 7:04 p.m. The following were in attendance:

PRESENT:	Vasquez, Heany and Ramirez
ABSENT:	Wolff
STAFF:	Hensley, Golding, Baldwin, Nash, Bautista, Burgnon and Zambrano
CITY ATTORNEY:	None

2. PLEDGE OF ALLEGIANCE:

Commissioner Ramirez led the Pledge of Allegiance.

3. APPROVAL OF MINUTES: July 18, 2022

Vice-Chair Heany motioned to approve the July 18, 2022, minutes. Seconded by Commissioner Ramirez. The motion carried 2-0-1-1. (Yes: Heany and Ramirez; No: None; Abstain: Vasquez; Absent: Wolff).

4. ORAL COMMUNICATIONS ITEMS NOT ON THE AGENDA:

None.

5. BUSINESS ITEMS:

None.

6. PUBLIC HEARINGS:

A. Minor Use Permit 22-01. Powerhouse Fitness is requesting approval of a Minor Use Permit to expand their operating hours.

Baldwin presented the project to the Planning Commissioners.

Chair Vasquez asked questions regarding complaints from City residents, location of the existing gym, and business ownership.

Director Hensley added that complaints have also been lodged at City Council meetings. He added that having stronger conditions of approval helps to fix issues like the ones explained in Baldwin's staff report; they also hold the business owner accountable.

Chair Vasquez and Vice-Chair Heany asked questions regarding the proposed conditions of approval and how the business owner would be held accountable, should they not follow said conditions.

Director Hensley explained that it would rely on a lot of factors. He expressed that the proposed conditions of approval would allow the business owner to expand their hours, while making it very clear what the regulations are.

No further questions or comments from the Commissioners.

Chair Vasquez opened comments to the business owner.

Business owner, Aaron Mireles, gave a brief background on the business and its history with the City of Duarte. He expressed concerns about the consistent complaints, he explained some of the adjustments the business has made, as well as future adjustments, for example, adding insulation to the building.

Vice-Chair Heany commented that if the business owner adhered to the conditions, everything should be fine.

Action

Motion made by Chair Vasquez to approve Minor Use Permit 22-01 per PC Resolution 22-07. Seconded by Commissioner Ramirez. The motion carried 3-0-0-1. (Yes: Vasquez, Heany and Ramirez; No: None; Abstain: None; Absent: Wolff).

7. ITEMS FROM DIRECTOR:

Director Hensley introduced new staff members, provided updates on various businesses/projects, and answered questions from the Commissioners.

8. ITEMS FROM COMMISSIONERS:

None.

9. ADJOURNMENT: Monday, November 21, 2022

Vice-Chair Heany motioned to adjourn at 8:46 p.m. The next meeting is scheduled for November 21, 2022.

Craig Hensley, Secretary