



**CITY OF DUARTE
PLANNING COMMISSION
MINUTES
October 16, 2017**

**Planning Commission
Commissioners**
Paula Watson-Gardner, Chair
Sara Vasquez, Vice-Chair
George K. Farra
Shauna Pierce

1. [CALL TO ORDER AND NOTATION OF ANY ABSENCES](#)

Chairperson Watson-Gardner called the meeting to order at 7:02 p.m.

The following were in attendance:

PRESENT: Watson-Gardner, Vasquez, Farra, Pierce

ABSENT: None

STAFF: Hensley, Golding, Eoff IV, Hernandez

2. [PLEDGE OF ALLEGIANCE](#)

Commissioner Vasquez led the Pledge of Allegiance.

3. [APPROVAL OF MINUTES: August 21, 2017 & September 18, 2017](#)

Commissioner Farra moved to approved the minutes for August 21, 2107. Seconded by Vasquez. Motion approved 4-0-0-0.

Commissioner Farra moved to approve the minutes for September 18, 2017. Seconded by Pierce. Motion approved 4-0-0-0.

4. [ORAL COMMUNICATIONS ITEMS NOT ON THE AGENDA](#)

Chair Watson-Gardner opened the Oral Communications Item. Seeing none, Oral Communications were closed.

5. [PUBLIC HEARINGS](#)

- A. Continued from August 21, 2017 Meeting: Conditional Use Permit 17-01 and ARB Site Plan & Design Review Case 17-05: Demolition of the existing McDonald's restaurant and construction of a new 3,827 square-foot McDonald's restaurant with a new double-lane drive-thru, outdoor dining area, and late-night/twenty-four hour operation.

Associate Planner Eoff IV presented staff report on CUP 17-01.

Chair Watson-Gardner opened Commissioners' inquiries.

Vasquez inquired about McDonald's hours of operation and removal of play area. Eoff IV indicated the current hours of operation are the same as the hours being proposed. Eoff IV also confirmed the removal of the play area and that a new one would not be replaced.

Farra inquired on several items regarding the odor, reduction of parking spaces, noise speaker regulation, and the new double drive-thru. Eoff IV provided information on the upgraded kitchen equipment and the required compliance with the Building Code as it relates to ventilation. Eoff IV clarified the quantity of parking spaces was reduced; however, the proposed stall count still exceeds the minimum requirements. Details on the noise reduction components for the drive-thru speaker were provided and noted as a condition of approval. Operation/function of the new double drive through was explained.

Pierce asked for clarification on new size of dinning area, and if there are any current complaints with 24-drive thru operation. Eoff IV indicated no complaints have been noted.

There was discussion on the use of the back alley, grading, ADA drainage and it was noted that conditions of approval have been added to ensure the grading/drainage concerns were addressed with the project.

Chair Watson-Gardner opened Public Hearing.

Steve Hernandez addressed the Commission on some of the concerns regarding odor, noise, parking, and the use of the alley.

Chair Watson-Gardner asked if McDonald's Representatives would like to address the Commission before closing the Public Hearing. There were no comments from Representatives and Public Hearing was closed.

Chair Watson-Gardner opened Commissioner's discussion.

Farra discussed circulation concerns and odor. Pierce indicated the proposal meets existing code, related to back-up, parking and other circulations issues. Eoff IV explained the plan check process and the State Environmental requirements that addressed the Commissioner's concerns regarding odor.

Vice Chair Vasquez motioned to approve Conditional Use Permit 17-01 and ARB Site Plan & Design Review Case 17-05 by approving PC Resolution 17-12 and 17-13. Seconded by Commissioner Pierce. Motion approved 4-0-0-0.

6. [ITEMS FROM DIRECTOR](#)

Director Hensley had no items to discuss.

7. [ITEMS FROM COMMISSIONERS](#)

Pierce stated she had a great time at the City's Route 66 Parade.

8. [ADJOURNMENT: November 20, 2017](#)

Chair Watson-Gardner adjourned the meeting at 7:42 p.m.

Craig Hensley, Secretary