CITY OF DUARTE
PLANNING COMMISSION
M I N U T E S
August 20, 2018

Planning Commission
Commissioners
Sara Vasquez, Chair
Wally Wolff, Vice-Chair
George K. Farra
Paula Watson-Gardner
Tina Heany

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES:

Chairperson Vasquez called the meeting to order at 7:03 p.m.

The following were in attendance:

PRESENT:	Vasquez, Wolff, Farra, Heany, Watson-Gardner
ABSENT:	None
STAFF:	Hensley, Golding, Baldwin, Eoff IV, Hernandez, and Serna
DEPUTY CITY ATTORNEY:	Alisha Patterson

2. PLEDGE OF ALLEGIANCE:

Farra lead the Pledge of Allegiance

3. APPROVAL OF MINUTES: July 16, 2018

Watson-Gardner moved to approve the minutes of July 16, 2018. Seconded by Wolff. Motion approved 4-0-1-0. (Vote: Yes: Vasquez, Wolff, Heany, Watson-Gardner; No: None; Abstain: Farra; Absent: None)

4. ORAL COMMUNICATIONS ITEMS NOT ON THE AGENDA:

Chair Vasquez opened Oral Communications for items not on the Agenda. Farra changed his vote to abstained on the approval of the minutes. There were no other comments, Chair Vasquez closed Oral Communication.

5. PUBLIC HEARINGS:

A. Conditional Use Permit 14-02; Site Plan and Design Review 14-34: A request to operate and construct a new wireless communication facility for Verizon Wireless in the Royal Oaks Park Extension located at 2701 Royal Oaks Drive.

Attachments: Staff Report CUP 14-02; SDPR 14-34; PC Resolution 18-17 and PC Resolution 18-18

David Eoff IV, Associate Planner, presented the staff report, a power point presentation and a recap of previous meetings from the Architectural Review Board and Planning Commission. Eoff ended his presentation and acknowledge attendance of Verizon Representatives that were available for any questions.

Vice-Chair Wolff inquired about the approval process for the proposed project based upon previous legal recommendations. Alisha Patterson, City Attorney addressed his inquiry.

Farra opted to wait for his questions after the public inquires. Therefore, Chairperson Vasquez opened public hearing.

Lisa Desmond, Verizon Representative provided information on the need for a tower in the area for better coverage, elaborated on condition #3 and #4, and discussed the aspects of the project in depth.

Chair Vasquez closed the public hearing and opened Commissioners' inquiries.

Farra inquired on health impacts from tower's transmission. Patterson explained Federal thresholds, City's jurisdiction and limitations for local government review on health impacts from cell towers.

Farra inquired about the alternative sites that were considered for the proposed project and why were they unsuitable locations. Eoff IV provided information on the various locations that were considered; zoning; impacts and limitations with space for the tower.

Vice-Chair Wolff inquired about future carriers wanting to add their tower into the location or is it possible to share space with the proposed tower. Eoff IV discussed the City's Wireless Facility Guidelines, changes to accommodate new antennas, options to collocate new towers that will require Verizon and City agreements, and similarities of the current carriers on the west side of the park.

There were comments from Farra about the two existing towers, site location, view impact and art design of tower. Watson-Gardner commented on the art and design of the tower that enhances the looks of the city. Heany commented in support of the art design of the tower and project. Chair Vasquez commented on wishing for additional site alternatives for the tower, coverage limitations and the lack of complaints from residents that indicate a need for better coverage.

Chair Vasquez called for a motion on the items.

Watson-Gardner motioned to approve CUP 14-02 and PC Resolution 18-17. Seconded by Heany. The motion was approved 4-1-0-0 (Vote: Yes: Vasquez, Wolff, Heany, Watson-Gardner; No: Farra; Abstain: None; Absent: None).

Watson-Gardner motioned to approve SPDR 14-34 and PC Resolution 18-18. Seconded by Heany. The motion was approved 4-1-0-0 (Vote: Yes: Vasquez, Wolff, Heany, Watson-Gardner; No: Farra; Abstain: None; Absent: None).

Chair Vasquez called for a motion on the two Alternatives; (1) for the original location and (2) for a setback of 75 feet from the intersection as follow:

ALTERNATIVE (1) ONE: (Vote: Yes: Vasquez, Wolff, Heany, Watson-Gardner; No: None; Abstain: Farra; Absent: None).

B. General Plan Amendment 18-01, Zone Change 18-01, Tentative Tract Map 82129, Planned Development Permit 18-01, and Site Plan and Design Review 18-17: A request from MJW Investments to develop four parcels of land with a new, multi-family residential project located at 946, 952, 956, and 962 Huntington Drive.

Attachments: Staff Report; GPA 18-01; ZC 18-01; TTM 82129; PDP 18-01; SPDR 18-17; MND; PC Resolution 18-08; PC Resolution 18-09; PC Resolution 18-10; PC Resolution 18-11; PC Resolution 18-12 and PC Resolution 18-13.

David Eoff IV, Associate Planner, gave a staff report and power point presentation on the item. Eoff IV ended his presentation and acknowledged the attendance of the applicant and several representatives of the project: Matt Waken, MJW Investments; Project Architect from KTGY Group; Project Civil Engineer from MF Kessler, Project Builder from Brandywine Homes; and the Environmental Consultant from Morse Planning Group.

Chairperson Vasquez opened Commissioners inquiries.

Wolff inquired about the traffic impacts entering and exiting the establishment. Eoff IV discussed the traffic study as part of the environmental review, traffic counts and concerns. Director Hensley provided additional information on the reduction of traffic during peak hours with a residential as compared to a commercial project.

Farra inquired about ownership of driveway between project and shopping center and asked if that could be used as part of the project. Eoff IV discussed ownership, explained the purpose of driveway is for service/deliveries for businesses, and not intended to be use as a throughout access point.

Chairperson Vasquez opened public hearing.

Matt Waken, MJW Investments, thanked Staff for the joint team work on the design; discussed aspects, elements and materials of the project; and concurrence with the City's conditions.

Chairperson Vasquez asked Mr. Waken about other completed projects done in the city. Mr. Waken provided information of the approved mixed-use project across from City Hall.

Joey Kouchakian spoke in support of project, as he has seen great development projects completed by the developer in Arcadia and Monrovia.

Hensley commented on the joint project between the developer and City, and how this project is transforming the last piece of former redevelopment property. He commended the Developer for the ability to purchase the property that has the house were the owners refused to sell in the past.

Chairperson Vasquez closed public hearing and opened Commissioners inquiries.

Farra complemented the project and commented on the lighting shown in the rendering presented.

There were no comments from the Commission, Chair Vasquez called for a motion on the items.

Watson-Gardner motioned to approve PC Resolutions 18-08 thru 18-13. Seconded by Heany. The motion was approved 5-0-0-0 (Vote: Yes: Vasquez, Wolff, Farra, Heany, Watson-Gardner; No: None; Abstain: None; Absent: None).

There was a two-minute recess before the following item.

C. Conditional Use Permit 18-03; Site Plan and Design Review 18-30: A request to allow the operation of a full-service restaurant with accessory entertainment and hookah service, sales and service of alcoholic beverages (Type 47 - General), outdoor dining, valet parking, and late-night hours. The project also includes a request for exterior modifications to an existing buildings and construction of structures accessory to the proposed use.

Attachments: Staff Report; CUP 18-03; SPDR 18-30; PC Resolution 18-19 and PC Resolution 18-20

Jason Golding, Planning Division Manager, presented a staff report and power point slideshow on the item. Golding acknowledged the attendance of the Property

Owners, Suki Thind Representative of the Family Trust; and the applicants, Medinvestments Inc., Joey Kouchakian, Jeff Almaz and their designer Mark Houston.

Chairperson Vasquez opened public hearing.

Joey Kouchakian provided a background of his businesses in other local cities, discussed interest in bringing an upscale restaurant to the City, cost to improve the restaurant addressing all previous code violations, and working with neighbors to approach their concerns.

Mrs. Thind and her son Suki Thind, Residents and Property Owners of 1525 Huntington Dr., provided information about the property, apologized to neighbors that were affected by the nuisances of the previous restaurant tenants. Mr. Thind discussed code violations, process and selectivity of new restaurant owners, distribution of a petition by Days Inn owners against the project, and creation of a support petition that was signed by more people. Both petitions were presented to Commissioners.

There was discussion between the applicant and Commissioners about his other restaurant's focus on hookah, entertainment and food. Mr. Kouchakian explained elements and operation setting of his other restaurants.

Watson-Gardner shared an email that expressed concern about the definition of accessory entertainment and asked the applicant for clarity on this matter. She also asked for comments about peoples' concerns related to hookah smoking and health impacts. Mr. Kouchakian explained the ingredients and usage of the hookah versus traditional tobacco and discussed operation of his business that addressed the accessory entertainment concern.

The following people spoke in support of the project:
Joel Burney; Julie Gentry; Esther Miller; Kasey O; Tracy Karsey; Patrick McCloskey; Rana Madain; Nick Zigic; Steve Hernandez; John, San Dimas Resident; Annie, Restaurant Owner; O'brain Levens, Carlos, Resident.

The following people spoke opposing the project:
Victor Patel, Monika Patel, Owners of Days In, and provided a copy of the signed opposed petition to the Commissioners.

Mr. Kouchakia discussed concerns related to noise nuisance; Yelp reviews; attempted contacts with Mr. and Mrs. Patel prior to acquiring business; drainage issues; new extended wall cost; age requirement to smoke hookah, pollution and no previous fire hazards.

Chairperson Vasquez closed public hearing and after a two-minute recess, she opened Commissioner's comments.

Commissioners Wolff and Heany commented about other great restaurants in the City, parking and noise concerns.

There were no comments from the Commission, Chair Vasquez called for a motion on the items.

Farra moved to approve CUP 18-03 and PC Resolution 18-19; and SPDR 18-30 and PC Resolution 18-20. Seconded by Watson-Gardner. The motion was approved 5-0-0-0 (Vote: Yes: Vasquez, Wolff, Farra, Heany, Watson-Gardner; No: None; Abstain: None; Absent: None).

6. ITEMS FROM DIRECTOR:

There were no items from the Director.

7. ITEMS FROM COMMISSIONERS:

There were no items from the Commissioners.

8. ADJOURNMENT: Monday, September 17, 2018

Chair Vasquez adjourned the meeting at 10:10 p.m. The next meeting is scheduled for September 17, 2018.

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Craig Hensley, Secretary