



MINUTES
CITY OF DUARTE
PLANNING AND ECONOMIC
DEVELOPMENT COMMISSION

July 15, 2024

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

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES:

Chair Heany called the meeting to order at 7:04 p.m. The following were in attendance:

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

2. PLEDGE OF ALLEGIANCE:

Commissioner Quandt led the Pledge of Allegiance.

3. APPROVAL OF MINUTES:

Commissioner Paez motioned to approve the June 17, 2024 minutes. Seconded by Commissioner Quandt. The motion carried 4-0-0-1. (Yes: Heany, Becker, Paez, Wolff No: None; Abstain: None; Absent: Beckner).

4. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA:

None

5. PUBLIC HEARINGS:

- A. **Conditional Use Permit 24-01** THE APPLICANT, ADAM AVALOS, RESTAURANT MANAGER OF DUFFER'S BAR AND GRILL RESTAURANT LOCATED AT 1000 LAS LOMAS ROAD, IS REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW LIVE ENTERTAINMENT INDOORS AND OUTDOORS.

Associate Planner Abbul-Ahad presented the staff report and the applicant's requested schedule for the entertainment hours. Abdul-Ahad expressed staff's concerns over the property being used for rental events and outdoor entertainment. However, with the implementation of noise and operational conditions, and limiting live bands and music indoors and on the outdoor patio on Thursdays from 6 pm to 9 pm and karaoke nights 7 days a week from 6 pm to 11 pm indoors only staff is recommending approval of this item. No venue rentals are recommended at this time.

Commissioner Quandt inquired if staff had any issues with environmental issues with the windows being closed. Abdul-Ahad deferred the question to the applicant.

Commissioner Wolff questioned if there was another way to handle the venue rental issue instead of denying it. Director Hensley opted to answer, stating the concerns that staff had with the application not being prepared or designed to address concerns with venue rentals and parking issues related to golfing and other regular operations. The applicant may apply in the future for another CUP request for venue rental purposes.

Commissioner Paez inquired about venue rentals, capacity, and hours of operation. Director Hensley stated that the information that was given to staff was not adequate to answer questions about venue rental, such as: venue capacity, noise and operations monitoring, on-site vs. off-site vendors, DJ's and related noise generators, and parking management.

Chair Heany opened Public Hearing at 7:16 p.m.

Beatriz Chavez, representing Adam Avalos the manager at Rancho Duarte Golf Course, expressed her gratitude for allowing the provisional permit to hold events at the restaurant.

Chair Heany was concerned about noise complaints going into the surrounding community and asked how the noise volume levels will be handled with live bands. Chavez responded by stating that Duffer's is happy to abide by any rules set in place by the CUP.

Director Hensley spoke on the subject of event rentals and stated from a business standpoint that the property owners have not yet adequately analyzed the impacts related to that type of operation.

Members of the audience Norma McCray and Mark Bennett stepped up the podium to express their support for live entertainment.

Joyce Lin, a neighbor of the golf course, voiced her concern about the live entrainment and the noise levels that disturb the peace in her backyard.

Action

Motion made by Commissioner Paez to approve Conditional use Permit 24-01 and Resolution 24-02. Seconded by Commissioner Quandt. The motion carried 4-0-0-1. (Yes: Paez, Wolff, Heany, Quandt; No: None; Abstain: None; Absent: Becker).

6. BUSINESS ITEMS:

None

7. ITEMS FROM DIRECTOR:

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

8. ITEMS FROM COMMISSIONERS:

None

9. ADJOURNMENT:

Chair Heany motioned to adjourn at 7:34 p.m. The next meeting is scheduled for August 19, 2024.

Craig Hensley, Secretary