

**CITY OF LA VERNE
PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
Wednesday, March 9, 2016**

1. Chairperson Ivey called the regular meeting of the La Verne Planning Commission to order at 6:30 p.m.

ROLL CALL: Planning Commissioners present: Gilbert Ivey, Wendy Lau, Norm Faustini, Phil May, and Norman Smith. Advisory personnel present: Community Development Director Hal Fredericksen, City Attorney Bob Kress, Principal Planner Eric Scherer, Associate Planner Rafferty Wooldridge, and Administrative Secretary Darleen Foye.

2. **PLEDGE OF ALLEGIANCE**

Commissioner Lau led the pledge of allegiance.

3. **PUBLIC COMMENT**

None

4. **CONSENT CALENDAR**

It was moved by Commissioner May seconded by Commissioner Faustini to approve the minutes of the February 10, 2016 Planning Commission meeting as submitted. Motion carried by a 5-0 vote.

PUBLIC HEARINGS

**5. CASE NO. 4-16CUP
BEER AND WINE TENJU TEA HOUSE
2316 D STREET**

This being the time and place advertised to consider the above case and all legal requirements having been met, Chairperson Ivey asked for the staff report.

Associate Planner Rafferty Wooldridge presented his staff report which was a request for a conditional use permit for the sale of on-site beer and wine with the operation of a bonafide restaurant at 2316 D Street. The Tenju Tea House is located in the Historic Core Retail District of the Old Town Specific Plan, which requires approval of a conditional use permit for the on-site sale of alcohol.

Mr. Wooldridge stated that the applicant is preparing tenant improvement plans for the build-out of the restaurant. He noted that the applicant is not proposing change to the exterior of the building.

Mr. Wooldridge stated that the applicant is requesting a Type 41 License, which would authorize the sale of beer and wine for consumption on the premises where food is sold. He stated that the applicant is proposing a tea house restaurant on the property with a full-service menu consisting of Chinese food, tea, and baked goods.

Mr. Wooldridge stated that the Alcoholic Beverage Control Board allows alcohol to be served from 6:00 a.m. to 2:00 a.m. He noted that staff has conditioned the approval limiting the hours for beer and wine sales to 6:00 a.m. to midnight daily for the restaurant.

Mr. Wooldridge stated that the City of La Verne's Police and Fire Departments reviewed the proposal and had no concerns.

Mr. Wooldridge stated the Development Review Committee and staff are recommending approval of Case No. 4-16CUP.

Chairperson Ivey opened the Public Hearing.

There was no one who wished to speak on this item.

Chairperson Ivey closed the Public Hearing.

Commissioner Lau asked when the construction would begin. Mr. Wooldridge stated that the applicant is hoping to be open by summer.

Commissioner Faustini asked if merchants in Old Town were in support of the use. Mr. Wooldridge stated that there were a few phone calls concerning parking. Community Development Director Hal Fredericksen stated that the proposal was discussed at the Downtown Business Improvement District meeting and that the merchants were receptive to the idea of having another restaurant in Old Town.

It was moved by Commissioner Lau, seconded by Commissioner May to approve Case No. 4-16CUP. Motion carried by a 5-0 vote.

**6. CASE NO. 79-14DA
GILEAD DEVELOPMENT AGREEMENT
1800 WHEELER AVE.**

This being the time and place advertised to consider the above case and all legal requirements having been met, Chairperson Ivey asked for the staff report.

Principal Planner Eric Scherer presented his staff report which was a request by Gilead Sciences for a Development Agreement between the City and Gilead Sciences.

Mr. Scherer stated that Gilead Sciences, Inc. received entitlements for the development of a vacant 23-acre parcel located at 1800 Wheeler Avenue in 2014. He stated that the entitlements allowed for a 2-phase construction plan.

Mr. Scherer stated that the first phase is under construction with an anticipated completion date of September 2016.

Mr. Scherer stated that the entitlements for the second phase would only be valid for one year. He noted that the proposed Development Agreement would allow more flexibility.

Mr. Scherer stated that the applicant has proposed a Development Agreement that would extend the entitlements to a maximum of 15 years.

Mr. Scherer stated that second phase of the project would allow the construction of approximately 81,000 sq. ft. of building areas that would allow for a potential combination of offices, laboratories, manufacturing, packaging and warehousing. He noted that the second phase could allow for the construction of a parking structure.

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Mr. Scherer stated that the agreement ensures the City is protected for fees and taxes. He also stated the development impact fees would be locked in to the 2013-14 fee schedule.

Mr. Scherer stated that the project is part of a landscape and lighting district. He stated that district is assessed per parcel and can't exceed \$305.71. He stated that the City had previously entitled an industrial park on site with 11 different parcels. He noted that the agreement would require the applicant to pay 11 times the rate of a single parcel fee into the district.

Mr. Scherer stated that the conditions of approval require payment of fair share towards the construction of a future traffic signal and the widening of the Puddingstone Drive Bridge over the Live Oak flood control channel.

Mr. Scherer stated that the proposed Development Agreement would modify those conditions, now requiring a refund if the necessary warrants can't be met within 20 years of the approval of the Development Agreement for the traffic signal and no refund for the bridge widening.

Mr. Scherer stated that the Development Review Committee and staff are recommending approval of Case No. 79-14DA.

Commissioner Faustini stated it is refreshing to see the project moving along. He asked about parking on Wheeler Ave. Mr. Scherer stated that Wheeler is marked as no parking but could change if the need is there. He stated that sales and deliveries would be made on-site.

Commissioner May asked about the bridge time frame. Mr. Scherer stated that the Public Works Director is attempting to obtain grant money for the projects.

Chairperson Ivey opened the public hearing.

There was no one who wished to speak on this item.

Chairperson Ivey closed the public hearing.

It was moved by Commissioner May, seconded by Commissioner Smith to approve Resolution No. 1167. Motion carried by a 5-0 vote.

ADJOURNMENT

The meeting was adjourned at 6:50 p.m. to the regular meeting to be held April 13, 2016 at 6:30 p.m.

Chairperson, Planning Commission

ATTEST:

Secretary, Planning Commission