

**MINUTES OF THE SPECIAL MEETING  
OF THE CITY COUNCIL OF THE CITY OF  
LA VERNE HELD IN THE  
LA VERNE COMMUNITY CENTER  
Wednesday, July 23, 2014**

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1. A special meeting of the La Verne City Council was called to order by Mayor Kendrick at 6:30 p.m.
2. Council Members present: Mayor Don Kendrick  
Mayor Pro Tem Donna Redman  
Council Member Robin Carder  
Council Member Charlie Rosales  
Council Member Ron Ingels  
  
Absent: None.  
  
Advisory personnel present: City Manager Robert Russi  
City Attorney Robert L. Kress  
Assistant to the City Manager City Treasurer/City Clerk Jeannette Vagnozzi  
Community Development Director Hal G. Fredericksen  
Principal Planner Eric Scherer  
Community Services Director Bill Aguirre  
Finance Officer Richard Martinez  
Police Chief Scott Pickwith  
Police Captain Nick Paz  
Fire Chief Pete Jankowski  
Battalion Chief Mike Thompson  
Senior Administrative Analyst JR Ranells
3. Pledge of Allegiance was led by Mayor Kendrick.
4. Appeal Hearing for Proposed Walmart Neighborhood Market, 1375 Foothill Boulevard  
**PURPOSE OF MEETING: Appeal Hearing for Proposed Walmart Neighborhood Market with Off-Site Sales of Alcohol – 1375 Foothill Boulevard** - The applicant and property owner, Combined Properties, submitted an application for a Walmart Neighborhood Market with alcohol sales to be located within an existing commercial building in an existing commercial center located at 1375 Foothill Blvd. Several analyses have been prepared for the proposal, including a fiscal analysis, parking analysis, and a traffic analysis. This data, along with other facts that were collected, led to Staff's recommendation that the proposal be approved with the proposed conditions of approval. The Planning Commission voted 3-2 to approve the proposed Walmart Neighborhood Market project on June 25, 2014. The decision was appealed the following day by Mayor Don Kendrick so that the project could be heard before the City Council.  
  
Presentations were made by Principal Planner Scherer, Senior Director of Development and Acquisitions Scott Kend of Combined Properties, parking and traffic consultant Meghan Macias of LSA Associates Inc., Senior Vice President of Leasing Nadia Gilmore of Combined Properties, and community outreach director Amy Hill of Walmart

4.

Staff recommended that City Council modify the Planning Commission's decision to approve the request by adding two new conditions of approval as follows:

- 1) 1. The applicant shall obtain permits and widen the existing drive approach at the middle driveway on Wheeler Avenue to be as wide as the driveway to the satisfaction of the Public Works Department and City Engineer in order to accommodate the reconfiguration of the driveway as required for this project prior to the issuance of occupancy. The applicant may also be required to widen the driveway to accommodate the reconfiguration of the driveway to meet the requirements of the City Engineer once the construction drawings are reviewed. If it is determined that the driveway needs to be widened, the applicant shall be responsible for obtaining approval and permits and complete the work prior to the issuance of occupancy.
- 2) The major deliveries for the Walmart Neighborhood Market shall be required to take the following route: Right turn into the center from westbound Foothill Blvd. into the western driveway for the center; north behind the in-line tenant building, crossing the driveway connecting the center with Gateway Pointe; turning east behind the Walmart Neighborhood Market building; passing the loading docks and backing back into them. Trucks may not back into the loading docks using Wheeler Avenue. A pattern of failure to comply with this route may result in revocation of the Conditional Use Permit.

In addition, Mark Steres, an attorney representing Combined Properties, requested that item 'c' under Condition No. 25 relating to parking conditions be changed to read: Use commercially reasonable efforts to obtain a reciprocal parking agreement with the neighboring center and posting signs that additional parking is available on the other property.

After the presentations, Mayor Kendrick opened the public hearing and called for public testimony on this matter.

The following people spoke in favor of the proposed use of the property:

Laura Chase, 4095 Fruit Street, La Verne  
Fred Lamb, 3800 North Bradford Street, La Verne  
Tom Biesek, 3530 Damien Avenue, La Verne  
Edith Nichols, 3945 Bradford Street, La Verne  
William Berry, 2007 Peyton Road, La Verne  
Andrea Halberg, 2828 N. White Avenue, La Verne  
Allen Franke, 3800 Bradford Street, La Verne  
Kathy Armenta, 2726 Laurie Lane, La Verne  
Steve Rose, 2172 Golden Hill Road, La Verne  
Don Rains, 3530 Damien Avenue, La Verne  
Lisa Rains, 3530 Damien Avenue, La Verne  
Lois Franke, 3800 Bradford, Avenue, La Verne  
Shirley Lacey, 3620 Moreno Avenue, La Verne  
Kevin Penn, 233 Baseline Road, La Verne

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Jill Trimble, 5752 Blackbird Lane, La Verne  
Dan Davis, 4095 Fruit Street, La Verne  
Steve Matthews, 7131 Calle Aragon, La Verne  
Peter Hidalgo, 4623 N. Williams, La Verne  
Kenney Tran, N. Figueroa Street, #6008, Los Angeles  
Mike Quinn, 894 Carmen Court, La Verne  
Barry Brandler, 2685 Fifth Street, La Verne  
Wally Emory, 3530 Damien Avenue, La Verne  
Brian Dreeland, 1335 Foothill Boulevard, La Verne  
Rod Crowell, 1371 Foothill Boulevard, La Verne  
Linda Frisella, 4745 Valencia, La Verne

The following spoke in opposition to the proposed land use:

Linda Koontz, 4566 Catalina Avenue, La Verne  
Rosalie DiNoto, 1204 Aldersgate, La Verne  
Cathie Rojas, 1384 Dahlia Circle, La Verne  
James Sanbrano, 526 Smoketree Drive, La Verne  
David O'Neill, 3887 D Street, La Verne  
Abdul Rashidi, 4885 Calle Estrada, La Verne  
Tamara Minkoff, 2162 Bogie Drive, La Verne  
Yolanda Casanave, 1354 Ancona, La Verne  
Gary Hunter, 4316 Chelsea Drive, La Verne  
Tiffany McHugh, 1223 Cynthia Court, La Verne  
Matthew Lyons, 819 Arbor Circle, La Verne  
Deborah Madden, 4748 Fox Glen Avenue, La Verne  
Ron Spradling, 6861 Country Club Drive, La Verne  
Shawn Kirchner, 2247 Third Street, La Verne  
Jackie Thornton, 2281 Third Street, La Verne  
Mark Ramos, 2247 Second Street, La Verne  
Isabelle Huber, 2244 Tricking Creek, La Verne  
David Alvarado, 4327 Mimosa Lane, La Verne  
John Bockes, 1055 Regal Court, La Verne  
Eva Shatkin, 911 Herbine, Street, La Verne  
Christina Villarreal, 10320 Sentinel Drive, La Verne  
Christina Morales, 1378 Dahlia Circle, La Verne  
Abbie Lennox, 2548 Galicia, La Verne  
Kathy Dorr, 2265 Second Street, La Verne

Following public comment, the Mayor declared the public hearing closed and asked for questions from the City Council. After further discussion it was moved by Ingels, seconded by Rosales, and carried unanimously to approve Resolution No. 14-50 as amended and uphold the Planning Commission's approval of the proposal based on the findings and conditions of approval found in Planning Commission Resolution No. 1133.

Resolution No. 14-50,  
Approving on Appeal Case  
Nos. 145-13CUP and 146-  
13CUP to Allow the Operation  
of a Walmart Neighborhood  
Market with off-site Sales of  
Alcohol at 1375 Foothill Blvd.

**Resolution No. 14-50** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA APPROVING ON APPEAL CASE NOS. 145-13CUP AND 146-13CUP TO ALLOW THE OPERATION OF A WALMART NEIGHBORHOOD MARKET WITH OFF-SITE SALES OF ALCOHOL AT 1375 FOOTHILL BOULEVARD, LA VERNE. **Approved as Amended.**

5. Meeting was adjourned at 11:42 p.m.

Respectfully Submitted,



Jeannette A. Vagnozzi  
City Clerk