

# CITY OF GLENDORA AGENDA

PLANNING COMMISSION  
REGULAR MEETING 7:00 PM

**TUESDAY, FEBRUARY 03, 2015**  
CITY HALL COUNCIL CHAMBERS  
116 EAST FOOTHILL BLVD.



**Cliff Hamlow, Chair**  
**Michael Matthews, Vice Chair**  
**Joseph E. Battaglia, Commissioner**  
**Eric Duyshart, Commissioner**  
**Andrew Jared, Commissioner**

PLEASE TURN OFF CELL PHONES AND PAGERS WHILE MEETING IS IN PROGRESS

## ***PUBLIC COMMENT***

*The public is encouraged to address the Commission on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, you may do so during the **PUBLIC COMMENT** period noted on the agenda. Each person is allowed three (3) minutes speaking time.*

*Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Commission may direct staff to investigate and/or schedule certain matters for consideration at a future meeting.*

## ***AMERICANS WITH DISABILITIES ACT***

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department, (626) 914-8214 no later than 72 hours prior to the meeting. (28 CFR 34.102.104 ADA TITLE II)*

**PLEASE NOTE:** Copies of staff reports and supporting documentation pertaining to each item on this agenda are available for public viewing and inspection at City Hall, in the Planning Department during regular business hours, Glendora Public Library and on the City's website [www.ci.glendora.ca.us](http://www.ci.glendora.ca.us). For further information, please contact the office of the Planning Department at (626) 914-8214, or via e-mail at [planning@ci.glendora.ca.us](mailto:planning@ci.glendora.ca.us).

## ***DOCUMENTS DISTRIBUTED FOLLOWING THE POSTING OF THE AGENDA***

*Any writing that relates to an agenda item for an open session that is distributed within 72 hours of the meeting is available for public inspection at the Planning Department, 116 E. Foothill Blvd., Glendora.*



**The water we drink is more precious than we think.  
Every Drop Counts!**

**AGENDA**  
**REGULAR MEETING**  
**of the**  
**CITY OF GLENDORA**  
**PLANNING COMMISSION**  
**TUESDAY, FEBRUARY 03, 2015**  
**CITY HALL COUNCIL CHAMBERS, 116 EAST FOOTHILL BLVD.**

**7:00 PM REGULAR MEETING**

**PRELIMINARY BUSINESS**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT**

Three (3) Minute speaking time limit

Public Comment cards are on the counter in the lobby.

Public comment shall conform to the protocol established in City Council Resolution No. 04-17, the highlights of which are listed below: Any person may request to address the Commission by submitting to the Commission Secretary a Speakers Request form asking to address the Commission and stating the topic to be addressed. Speakers Request forms shall be available throughout the meeting.

Under the agenda item "Public Comment," the Chair may recognize any person desiring to address the Commission concerning any subsequent item calendared for action or discussion at that meeting or on any matter within the jurisdiction of the Commission. Public comment may also be given when an item is scheduled for consideration. Comments on Consent Calendar items should be made during the Public Comment Period. The Public Comment Period is limited to 30 minutes. Each speaker shall be limited to three minutes unless, upon motion, such time is extended by the Chair.

Any person given permission to address the Commission shall advance to the rostrum and state his/her name and the subject matter he/she wishes to discuss. No question shall be asked of a Commission Member or a member of the staff, except through the presiding officer.

**REORDERING OF AND ADDITIONS TO THE AGENDA**

**PUBLIC HEARINGS**

Following the staff report, the applicant/appellant will be allowed ten minutes in which to make a presentation. The public hearing will then be opened. Testimony by proponents shall be limited to three minutes per speaker and to a total of 15 minutes. Testimony by opponents shall be limited to three minutes per speaker and to a total of 15

minutes. The Chair may permit a five minute summation by a representative of proponents, followed by a five minute summation by a representative of opponents. The public hearing will then be closed and no member of the public shall be allowed to speak further without consent of the Commission. Any person desiring to speak to a Public Hearing item shall make his/her presence known to the Chair. Speaker cards are available in the lobby. Speakers are entitled to submit written or other graphic evidence. All such evidence presented shall be retained as part of the record.

PLEASE NOTE: If you challenge any of the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing.

1. Consideration of a recommendation to the City Council to approve Tentative Parcel Map No. 72729 for a lot split (Project No. PLN14-0009; Applicants and Property Owners: James and Denise Breitenbucher; Location: 861 East Leadora Avenue).

**STAFF RECOMMENDATION:**

Open the Public Hearing, accept evidence and testimony presented, close the hearing, and in the absence of substantial evidence to the contrary consider the following: (1) A recommendation to the City Council to adopt a Negative Declaration; and (2) A recommendation to the City Council to approve Tentative Parcel Map No. 72729.

2. Consideration of a Resolution to approve a Non-Conforming Lot Development Plan Review and a Variance to allow the construction of a new, two-story, single-family residence and grading over 150 cubic yards in areas greater than 35 percent slope (Project No. PLN14-0075; Applicants: David Hung, Architect / Jack Deng and Lucy Lu, Property Owners; Location: 815 North Grand Avenue).

**STAFF RECOMMENDATION:**

Open the Public Hearing, accept evidence and testimony presented, and in the absence of substantial evidence to the contrary consider the following: (1) Consideration of a previously approved Mitigated Negative Declaration; and (2) Waive full reading, read by title only and adopt a Resolution entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A NON-CONFORMING LOT DEVELOPMENT PLAN REVIEW AND A VARIANCE TO ALLOW THE CONSTRUCTION OF A TWO-STORY, SINGLE-FAMILY RESIDENCE AND GRADING OVER 150 CUBIC YARDS IN AREAS GREATER THAN 35 PERCENT ON CERTAIN PROPERTY LOCATED AT 815 NORTH GRAND AVENUE, GLENDORA, CALIFORNIA (PLN14-0075)."

3. Consideration of a Resolution to approve a Non-Conforming Lot Development Plan Review and a Variance to allow the construction of a new, two-story, single-family residence and grading over 150 cubic yards and in areas greater than 35 percent slope (Project No. PLN14-0057; Applicant: Brandon Linsday; Property Owner: NingFei Shen; Location: 637 Gordon Highlands Road).

**STAFF RECOMMENDATION:**

Open and conduct the Public Hearing, accept evidence and testimony presented, close the hearing, and in the absence of substantial evidence to the contrary, consider the following:

1) Consideration of a previously approved Mitigated Negative Declaration; and 2) Waive full reading, read by title only, and adopt a Resolution entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A NON-CONFORMING LOT DEVELOPMENT PLAN REVIEW AND A VARIANCE TO ALLOW THE CONSTRUCTION OF A NEW, TWO-STORY, SINGLE-FAMILY RESIDENCE AND RELATED GRADING OVER 150 CUBIC YARDS IN AREAS GREATER THAN 35 PERCENT SLOPE ON CERTAIN PROPERTY LOCATED AT 637 GORDON HIGHLANDS ROAD, GLENDORA, CALIFORNIA (PLN14-0057)."

**CONSENT CALENDAR**

Items on the Consent Calendar will be enacted by one motion without individual discussion. There will be no separate discussion of these items unless a member of the Commission requests specific item(s) be removed from the Consent Calendar for separate action. Items removed from the Consent Calendar will be considered after the regular items. Anyone wishing to address a Consent Calendar item should do so during the Public Comment Period.

4. Commission Minutes

**STAFF RECOMMENDATION:**

Approval of Minutes

(A) Regular Meeting Minutes of January 6, 2015.

5. Final Tract Map No. 70622 (Applicant/Owner: Melia Homes; Location: 601 North Grand Avenue).

**STAFF RECOMMENDATION:**

The Planning Commission recommend the following actions to the City Council: 1) Adoption of a Resolution approving recordation entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING FINAL TRACT MAP NO. 70622 FOR SUBDIVIDING THE EXISTING PARCEL INTO TWELVE, SINGLE-FAMILY LOTS ON CERTAIN PROPERTY LOCATED AT 601 NORTH GRAND AVENUE, GLENDORA, CALIFORNIA;" and 2) Authorize the City Engineer and City Clerk to sign Final Tract Map No. 70622.

**UNFINISHED BUSINESS - NONE**

**NEW BUSINESS - NONE**

**COMMISSION AND STAFF ITEMS**

**ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board at 116 E. Foothill Boulevard not less than 72 hours prior to the meeting in accordance with Government Code Section 54954.2. Dated this 30th day of January, 2015.

Cindy Holder  
Administrative Assistant