

CITY OF GLENDORA AGENDA

PLANNING COMMISSION
REGULAR MEETING 7:00 PM

TUESDAY, MAY 05, 2015
CITY HALL COUNCIL CHAMBERS
116 E. Foothill Boulevard



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. 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.

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, MAY 05, 2015
CITY HALL COUNCIL CHAMBERS, 116 E. Foothill Boulevard

7:00 PM REGULAR MEETING

PRELIMINARY BUSINESS

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

SPECIAL ITEMS

1. Presentation of a Status Report on Governor Brown's Executive Order B-29-15 (Emergency Drought Reduction Actions).

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.

- 2. Consideration of a Zone Amendment; Development Plan Review; Minor Conditional Use Permit; Tentative Tract Map No. 72719; Demolition of Commercial/Industrial Buildings and Development of 40 residential condominiums (Project No. PLN14-0018; Applicant: Watt Communities, LLC; Location: 255 South Vermont Avenue and 296, 300 and 308 West Carrol 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 Resolution entitled: “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM TO REDUCE IDENTIFIED “POTENTIALLY SIGNIFICANT” IMPACTS TO A LEVEL OF “LESS THAN SIGNIFICANT” FOR THE PROJECT LOCATED ON CERTAIN PROPERTY AT 255 SOUTH VERMONT AVENUE, 296, 300 & 308 WEST CARROLL AVENUE; and (2) A recommendation to the City Council to adopt an Ordinance entitled: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, TO ELIMINATE THE MIXED-USE REQUIREMENT FOR 255 SOUTH VERMONT AVENUE AND 296, 300 AND 308 WEST CARROLL AVENUE IN THE TOWN CENTER MIXED-USE DISTRICT OF THE ROUTE 66 SPECIFIC PLAN;” (3) A recommendation to the City Council to adopt a Resolution entitled: “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A DEVELOPMENT PLAN REVIEW FOR MULTIPLE-FAMILY DEVELOPMENT; A MINOR CONDITIONAL USE PERMIT FOR NEW CONSTRUCTION IN THE TCMU DISTRICT OF THE ROUTE 66 SPECIFIC PLAN AND TENTATIVE TRACT MAP NO. 72719 FOR A 40-UNIT CONDOMINIUM DEVELOPMENT ON CERTAIN PROPERTY LOCATED AT 255 SOUTH VERMONT AVENUE AND 296, 300 AND 308 WEST CARROLL AVENUE (PLN14-0018).

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.

3. Commission Minutes

STAFF RECOMMENDATION:

Approval of Minutes.

(A) Regular Meeting Minutes of April 7, 2015.

UNFINISHED BUSINESS - NONE

NEW BUSINESS

4. Final Tract Map No. 71941 (Applicant/Owner: Olson Urban - Glendora 1, LLC; Location: 447 East Gladstone Street).

STAFF RECOMMENDATION:

That the Planning Commission recommend the following actions to the City Council: 1) Adoption of a City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING FINAL TRACT MAP NO. 71941 FOR A 21-UNIT TOWNHOME CONDOMINIUM DEVELOPMENT ON CERTAIN PROPERTY LOCATED AT 447 EAST GLADSTONE STREET, GLENDORA, CALIFORNIA;" 2) Authorize the Mayor to execute Indemnity and Subdivision Improvement Agreements; and 3) Authorize the City Engineer and City Clerk to sign Final Tract Map No. 71941.

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 .

Cindy Holder
Administrative Assistant