

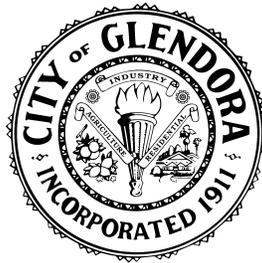
# AGENDA

## CITY OF GLENDORA

PLANNING COMMISSION  
REGULAR MEETING 7:00 PM

**TUESDAY, MARCH 01, 2011**

CITY HALL COUNCIL CHAMBERS  
116 EAST FOOTHILL BOULEVARD



**Cliff Hamlow, Chair**  
**James Prunty, Vice Chair**  
**Joseph E. Battaglia, Commissioner**  
**Eric Duyshart, 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 and the City's website: <http://www.ci.glendora.ca.us>.*

**AGENDA**  
**REGULAR MEETING**  
**of the**  
**CITY OF GLENDORA**  
**PLANNING COMMISSION**  
**TUESDAY, MARCH 01, 2011**  
**CITY HALL COUNCIL CHAMBERS**  
**116 EAST FOOTHILL BOULEVARD**

**7:00 PM REGULAR MEETING**

**PRELIMINARY BUSINESS**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT**

Three (3) Minute speaking time limit  
Public Comments cards are on the counter in the lobby.

Public comment shall conform to the protocol established in City Council Resolution No. 04-17/CRA Resolution No. 07-003, 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 at the Council Chambers 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. All remarks shall be addressed to the Commission as a body and not to any member thereof. 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 Chair. 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 by the Commission Secretary as part of the record.

PLEASE NOTE: If you challenge the 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 Resolutions to allow the following: Construction of a new, multi-family residence on a non-conforming lot located within the Historic Preservation Overlay Zone (Case Nos. DPR10-08, DPR10-09 and M10-04). (Applicant: David Bohler; Location: 140 North Vista Bonita Avenue)

Planning and Redevelopment to report.

**STAFF RECOMMENDATION:**

Motion to continue the items to the Planning Commission meeting of April 5, 2011.

2. Consideration of Resolutions to allow the following: The demolition of existing improvements and construction of a new, 8,300 square-foot building on a non-conforming lot on Route 66 for a banquet use with on-site full alcohol, dancing, and entertainment (Case Nos. MCUP10-08, DPR10-07, MCUP10-09, CUP10-07 and CUP10-06). (Applicant: Mike Keuroghlian, M.K. Designers; Property Owners: Dr.'s Girgis, Jacob, Sidhom, and Tomassian; Location: 363 West Route 66) (ACTION)

Planning and Redevelopment to report.

**STAFF RECOMMENDATION:**

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

- 1) Adopt a Categorical Exemption for the project pursuant to Sections 15301(1)(3), 15303(c), and 15332 of the California Code of Regulations (California Environmental Quality Act Guidelines); 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 THE CONSTRUCTION OF AN 8,300 SQUARE FOOT BANQUET HALL FACILITY ON ROUTE 66 ON CERTAIN PROPERTY LOCATED AT 363 WEST ROUTE 66, GLENDORA, CALIFORNIA (MCUP10-08)"; and 3) 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 BANQUET USE ON CERTAIN PROPERTY LOCATED AT 363 WEST ROUTE 66, GLENDORA, CALIFORNIA (MCUP10-09)"; and 4) 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 ON-SITE FULL ALCOHOL AT A NEW BANQUET FACILITY ON CERTAIN PROPERTY LOCATED AT 363 WEST ROUTE 66, GLENDORA, CALIFORNIA (CUP10-07)"; and 5) 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 DANCING AND ENTERTAINMENT AT A NEW BANQUET FACILITY ON CERTAIN PROPERTY LOCATED AT 363 WEST ROUTE 66, GLENDORA, CALIFORNIA (CUP10-06)".

**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. Final Tract Map No. 69951 (650 and 656 East Lemon Avenue; Applicant/Property Owner: Jeff Courts)

**STAFF RECOMMENDATION:**

The Planning Commission recommend the following actions to the City Council: 1) Adoption of a Resolution approving recordation of Final Tract Map No. 69951 based on substantial compliance with all Conditions of Approval of the Tentative Tract Map; and 2) Authorize the City Engineer and City Clerk to sign Final Tract Map No. 69951.

**UNFINISHED BUSINESS - NONE**

**NEW BUSINESS - NONE**

**COMMISSION AND STAFF ITEMS**

**Community Workshop to provide feedback for the Civic Center Area Plan (CCAP) Zone Development Standards project to be held on Monday, March 14, 2011, at 7:00 p.m. at the Glendora Library Bidwell Forum.**

**ADJOURNMENT**