

AGENDA

CITY OF GLENDORA

PLANNING COMMISSION
REGULAR MEETING 7:00 PM

TUESDAY, MARCH 06, 2012
CITY HALL COUNCIL CHAMBERS
116 E. FOOTHILL BLVD.



Joseph E. Battaglia, Chair
Eric Duyshart, Vice Chair
Cliff Hamlow, Commissioner
Andrew Jared, Commissioner
Terry Kent, 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.

AGENDA
REGULAR MEETING
of the
CITY OF GLENDORA
PLANNING COMMISSION
TUESDAY, MARCH 06, 2012
CITY HALL COUNCIL CHAMBERS, 116 E. 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 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 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 Mayor 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 Mayor. 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 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 recommendations to the City Council for the following: Approval to initiate a Zone Amendment (Case No. ZA11-07) to amend Title 21, Zoning, adding new development standards for the Civic Center Area Plan Zone (CCAP) and Title 19, Section 24, adding a section regulating signage for the CCAP Zone; and approval to initiate a Zone Change (Case No. ZC11-02) and approval for adoption of a Resolution for a General Plan Amendment (Case No. GPA11-02) to expand the CCAP Zone to Wabash Avenue. (Applicant: City Initiated; Location: CCAP Zone)

STAFF RECOMMENDATION:

Open the public hearing, accept evidence and testimony presented, and in the absence of testimony to the contrary consider the following: (1) A recommendation to the City Council for adoption of a Negative Declaration pursuant to the California Environmental Quality Act; (2) Approval to initiate a Zone Amendment and Zone Change pursuant to Section 21.01.050 for expansion of the CCAP Zone and preparation of development standards for the CCAP Zone; (3) A recommendation to the City Council for adoption of an Ordinance entitled: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, AMENDING THE GLENDORA MUNICIPAL CODE TITLE 21, REVISING SECTION 21.06.070 BY ADOPTING NEW DEVELOPMENT STANDARDS FOR THE CIVIC CENTER AREA PLAN (CCAP) ZONE; AND ADDING A NEW APPENDIX SECTION, 21.B.A ARCHITECTURAL STYLES DEFINED; AND AMENDING SECTION 21.A.C TABLE C PERMITTED AND CONDITIONLLY PERMITTED USES ADDING CCAP ZONE USES; AND AMENDING TITLE 19 ADDING SECTION 19.24.075 CCAP ZONE SIGN STANDARDS;” (4) A recommendation to the City Council for adoption of a Resolution entitled: “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION FOR PROPERTIES BETWEEN VISTA BONITA AVENUE AND WABASH AVENUE AND BENNETT AVENUE AND FOOTHILL BOULEVARD FROM HIGH DENSITY RESIDENTIAL (15.1 – 25 DWELLING UNITS PER ACRE) AND GENERAL COMMERCIAL TO VILLAGE MIXED-USE (15 TO 30 DWELLING UNITS PER ACRE);” and (5) A recommendation to the City Council for adoption of an Ordinance entitled: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA TO CHANGE THE ZONE DESIGNATION FOR PROPERTIES BETWEEN VISTA BONITA AVENUE AND WABASH AVENUE AND BENNETT AVENUE AND FOOTHILL BOULEVARD FROM R-3, MULTIPLE-FAMILY RESIDENCE AND C-1, PROFFESIONAL, TO CCAP, CIVIC CENTER AREA PLAN.”

2. Consideration of a recommendation to the City Council for adoption of a Zone Amendment (Case No. ZA12-01) for revisions to four sections of the Glendora Municipal

Code addressing the following subjects: Title 21, Section .03.010.F, Wall Height; Title 21, Section .03.020.E, Multiple-Family Parking; Title 21, Section .03.020.C Parallel Parking; and Title 19, Section .24.07.08 Banners. (Applicant: City-Initiated; Location: Citywide)

STAFF RECOMMENDATION:

Open the Public Hearing, accept the evidence and testimony presented, and in the absence of testimony to the contrary, consider the following: (1) A recommendation to the City Council for Adoption of a Negative Declaration pursuant to the California Environmental Quality Act; and (2) A recommendation to the City Council for adoption of an Ordinance entitled: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, TO ALLOW AN INCREASE IN WALL HEIGHT ON PROPERTY ADJACENT TO THE GOLD LINE RAILROAD RIGHT-OF-WAY; REDUCE REQUIRED PARKING IN MULTI-FAMILY ZONES; ALLOW FLEXIBILITY IN THE STANDARDS FOR PARALLEL PARKING STALLS AND ADD NEW LANGUAGE REGULATING TEMPORARY BANNERS CITYWIDE.” (ZA12-01)

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 January 3, 2012

4. Commission Minutes

STAFF RECOMMENDATION:

Approval of Minutes

(A) Regular meeting minutes of January 17, 2012.

UNFINISHED BUSINESS - NONE

NEW BUSINESS

5. Consideration of a Resolution to approve a Minor Conditional Use Permit (Case No. MCUP12-03) to remodel an exterior façade within the Route 66 Specific Plan (Applicant: Armet, Davis, Newlove and Associates, Architects; Property Owner: Rick Vezich; Location: 750 South Grand Avenue - El Pollo Loco).

STAFF RECOMMENDATION:

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

following: (1) Adoption of a Categorical Exemption for the project; 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 MINOR CONDITIONAL USE PERMIT TO ALLOW FAÇADE IMPROVEMENTS WITHIN THE ROUTE 66 CORRIDOR SPECIFIC PLAN ON CERTAIN PROPERTY LOCATED AT 750 SOUTH GRAND AVENUE, GLENDORA, CALIFORNIA." (MCUP12-03)

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 2nd day of March, 2012.

Cindy Holder
Planning Commission Secretary