CITY OF GLENDORA AGENDA

PLANNING COMMISSION
REGULAR MEETING 7:00 PM

TUESDAY, DECEMBER 04, 2012

CITY HALL COUNCIL CHAMBERS
116 E. FOOTHILL BLVD.

Eric Duyshart, Chair
Andrew Jared, Vice Chair
Joseph E. Battaglia, Commissioner
Cliff Hamlow, 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, DECEMBER 04, 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 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 Resolution modifying an existing Conditional Use Permit (Case No. CUP95-06) to allow outdoor service of alcohol in conjunction with sidewalk dining at an existing restaurant (Applicant: Frisella's Roastery; Location 179 N. Glendora Avenue).

   STAFF RECOMMENDATION:
   Open the Public Hearing, accept evidence and testimony presented, and in the absence of testimony to the contrary consider the following: (1) Adoption of a Categorical Exemption for the project pursuant to Section 15301 of the California Code of Regulations (California Environmental Quality Act Guidelines); and (2) Adoption of a Resolution entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDORA, CALIFORNIA, MODIFYING AN EXISTING CONDITIONAL USE PERMIT TO ALLOW OUTDOOR SERVICE OF ALCOHOL IN CONJUNCTION WITH SIDEWALK DINING AT AN EXISTING RESTAURANT ON CERTAIN PROPERTY LOCATED AT 179 NORTH GLENDORA AVENUE, GLENDORA, CALIFORNIA (CUP95-06) subject to the listed Conditions of Approval and based on Findings with Facts.

2. Consideration of a Resolution approving a Conditional Use Permit (Case No. CUP11-04) to allow the installation of an emergency back-up generator and the modification of an existing Conditional Use Permit (Case No. CUP92-14) to allow an AT&T wireless co-location at an existing telecommunications facility (Applicant: Trillium Consulting, Inc. / AT&T; Location: 444 West Carter Drive #C).

   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 Negative Declaration for the project pursuant to Section 21064 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 A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF AN EMERGENCY BACKUP GENERATOR AND THE MODIFICATION OF AN EXISTING CONDITIONAL USE PERMIT TO ALLOW AN AT & T CO-LOCATION AT AN EXISTING TELECOMMUNICATIONS FACILITY ON CERTAIN PROPERTY LOCATED AT 444 WEST CARTER DRIVE, #C, GLENDORA, CALIFORNIA (CUP11-04) AND (CUP92-14)."

3. Consideration of a recommendation to the City Council for adoption of a Zone

Amendment (Case No. ZA12-05) to amend Title 21 of the Glendora Municipal Code, Zoning, to add State-mandated incentives for the development of affordable housing. (Applicant: City-initiated; Location: Citywide)

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) A RECOMMENDATION TO THE CITY COUNCIL TO ADOPT A CATEGORICAL EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; and 2) A RECOMMENDATION TO THE CITY COUNCIL TO ADOPT A ZONE AMENDMENT TO AMEND TITLE 21 OF THE GLENDORA MUNICIPAL CODE TO ADD STATE-MANDATED INCENTIVES FOR THE DEVELOPMENT OF AFFORDABLE HOUSING (ZA12-05)

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:
(A) Approval of Regular Meeting Minutes of July 17, 2012.
(B) Approval of Regular Meeting Minutes of August 7, 2012.

UNFINISHED BUSINESS - NONE

NEW BUSINESS

5. Planning Commission Workshop for the proposed AvalonBay Apartment project for 121 East Route 66 in the vicinity of the northeast corner of Route 66 and Glendora Avenue.

STAFF RECOMMENDATION:
Provide comments and discussion on the proposed AvalonBay Mixed-Use Apartment project.

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 November, 2012.

Cindy Holder
Planning Commission Secretary