



***CITY of AZUSA PLANNING COMMISSION
AGENDA***

July 30, 2014
7:00 P.M.

NOTICE: *A copy of the following public hearing staff reports for the Planning Commission projects will be available for review during regular working hours of 7:00 a.m. to 5:30 p.m., Monday - Thursday at the Planning Division and during regular hours at the Azusa City Library. Any questions regarding any agenda item may be answered by the Planning Division at (626) 812-5289. The Planning Commission Meeting will be held at 7:00 P.M. in the Azusa Civic Auditorium at 213 East Foothill Boulevard, Azusa, California.*

A) CALL TO ORDER

B) PLEDGE OF ALLEGIANCE

C) ROLL CALL

D) MINUTES
July 16, 2014

E) PUBLIC PARTICIPATION - (Person/Group shall be allowed to speak without interruption up to five (5) minutes in compliance with applicable meeting rules. Questions to the speaker or response to questions or comments shall be handled after the speaker has completed his/her comments).

F) PUBLIC HEARINGS

1. Variance V 2014-07

Applicant: Oscar Castaneda

Location: 957 W. Bayless Sreet, Azusa, CA

Continuation of Variance application review to allow a permit for an increase in the rear lot setback coverage for a single family home, to expand an existing two-car, 400 square foot, garage into a four-car, 1070 square foot garage and storage area, from the allowed 35% lot coverage to the requested 61% lot coverage. This project is categorically exempt from environmental review per Section 15303 New Construction of Small Structures of CEQA (California Environmental Quality Act).

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- 2. Tentative Tract Map 72488, Design Review DR 2013-24, Variance V 2014-05**
Location: 1001 Todd Avenue
Applicant: Xebec Realty Partners

Continued review of applications requesting approval to construct and operate a 3-building 342,629 square foot industrial park, located in the DWL (District West End Light Industrial) zone. The Parking Variance is required to allow a reduction in the required parking in the event that any of the approved tenant uses are a warehouse/distribution use.

- 3. Design Review DR 2014-17, Variance V 2014-09, Minor Use Permit MUP 2014-05**

Applicant: Jonny Liu

Location: 615 N. San Gabriel Avenue, Azusa, CA

Design Review to allow the conversion of a residential building into a mixed-use structure with 2 commercial tenant spaces on the ground floor and a residential unit on the second floor. Variance to allow a reduction in the amount of landscaped area in the rear parking lot and a Minor Use Permit to allow extended operating hours and outdoor dining.

G) UNFINISHED BUSINESS

H) NEW BUSINESS

I) REPORTS AND COMMUNICATIONS

- 1. Report from Staff**

J) DISCUSSION ITEMS FROM THE PLANNING COMMISSIONERS

K) ADJOURNMENT

UPCOMING MEETING: August 13, 2014

Except as specifically provided, public hearing items are appealable to the City Council in accordance with the provisions of the City Code.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Economic and Community Development Department - Planning Division, (626) 812-5289.

Notification 48 hours prior to the meeting will enable the City to make arrangements to ensure accessibility to this meeting. (28 CFR 35.102.104 ADA Title II).