



**CITY of AZUSA PLANNING COMMISSION
AGENDA**

February 15, 2017
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**
 - 12-14-16 Minutes
 - 01-11-17 Minutes
 - 01-25-17 Minutes
- 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 HEARING**
 - 1. **Case Number: V-2016-09**
Location: 475 E. Arrow Highway
APN: 8621-008-039, 8621-008-019, & 8621-008-041
Applicant: Marc Smith – Williams Homes, Inc.

Variance request to increase the height of a fence in the front setback from 42 inches to 60 inches. The fence will be constructed with concrete block wall with a decorative trim. The project site is located within the Corridor Arrow Highway (CAH) zone. This project is categorically exempt from environmental review per Section 15301 – Existing Facilities of CEQA (California Environmental Quality Act).

- 2. **Case Number: DR-2017-02, V-2017-01 (Front Setback),**

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**V-2017-02 (Rear Setback), V-2017-03 (Building Location),
V-2017-04 (Building Entrance),
V-20-17-05 (Maximum Wall Plane),
V-2017-06 (Window Glazing),
UP-2017-01 (Alcohol), MUP-2017-01 (Extended Hours)**

Location: **303 E. Foothill Boulevard**

APN: **8608-029-910, 8608-029-909, 8608-029-907, 8608-029-906,
8608-029-904**

Applicant: **Smart & Final**

Design Review for the construction of a new 29,996 sf retail building and site improvements for a new Smart & Final Extra grocery store. Use Permit for the off-site consumption of alcohol. Minor Use Permit for extended business operating hours. Variances for front setbacks, rear setbacks, building location, building entrance, maximum wall plane, window glazing and Minor Variance for side setback. The project will also merge a total of 5 parcels. The project site is located within the Downtown Expansion District of the Azusa TOD Specific Plan on the northeast corner of Dalton Avenue and Foothill Boulevard.

This project is categorically exempt from environmental review per Section 15303 New Construction of CEQA (California Environmental Quality Act) and Final Environmental Impact Report SCH# 2015021018.

- G) UNFINISHED BUSINESS
- H) NEW BUSINESS
- I) REPORTS AND COMMUNICATION
- J) DISCUSSION ITEMS FROM THE PLANNING COMMISSIONERS
- K) ADJOURNMENT

UPCOMING MEETING: March 15, 2017

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).