



**CITY of AZUSA PLANNING COMMISSION
AGENDA**

December 13, 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**
- 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 MEETING**

Case No.: **GPA-2016-01, Z-2016-01, MUP-2016-12, DR-2016-23, V-2017-07 and Affordable Housing Contract**
Location: **360, 410, and 416 East Gladstone Street**
APN: **8621-022-001 & 8621-022-002**
Applicant: **360 Gladstone LLC**

On November 15, 2017, the Planning Commission continued the item.

The project applicant, 360 Gladstone LLC, is proposing to remove the three existing residences on-site and construct 60 senior apartment units on the 1.23-acre (53,578 square foot) site. The building height is three stories/36 feet. The proposed project includes a General Plan Amendment from NG2 Low Density Residential to DE Edgewood District, and a Zone Change from NG2 Low to DE Edgewood District. In addition, the proposed project includes a Minor Use Permit for the senior apartments and a variance to reduce the parking. Lastly, the proposed project is seeking density bonus and one concession per Government

PLANNING COMMISSION AGENDA

December 13, 2017

Page 2

Code Sections 69515 through 69518. Six units are affordable housing. An Initial Study/Mitigated Negative Declaration for the project was released for public review on October 2, 2017, with a 20-day review period continuing until October 23, 2017. Copies of the Initial Study/Mitigated Negative Declaration are available for public review on the City's website at www.ci.azusa.ca.us; at the Azusa City Hall, Community Development Department, 213 E. Foothill Boulevard, Azusa CA; and at the Azusa City Library, 729 N. Dalton Avenue, CA.

G) UNFINISHED BUSINESS

H) NEW BUSINESS

I) REPORTS AND COMMUNICATION

J) DISCUSSION ITEMS FROM THE PLANNING COMMISSIONERS

K) ADJOURNMENT

UPCOMING MEETING: December 27, 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).