



**CITY of AZUSA PLANNING COMMISSION
AGENDA**

January 16, 2019
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) 812-5017. 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**

1. November 28, 2018
2. December 12, 2018

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**

1. **Case No.:** **UP-2018-07**
Location: **137 E. First Street, Azusa CA 91702**
APN: **8611-031-049**
Applicant: **Eukon Group for AT&T Mobility**

The project is proposing a collocation of a telecommunications fully enclosed facility within the existing building. The property is located in the CSA (South Azusa Avenue Corridor) zone.

This project is categorically exempt from environmental review per Class 1 Categorical Exemption (State CEQA Guidelines, § 15301), (California Environmental Quality Act).

2. **Project Name:** **California Grand Village Azusa Greens Specific Plan**
Case No.: **GPA-2017-02; Z-2017-01; SP-2017-02; DR-2017-20 (Senior**

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<u>Location:</u>	<u>Housing) and DR-2018-04 (Golf Course); & TTM-81336</u>
<u>APN:</u>	<u>1100 North Todd Avenue, Azusa CA 91702</u>
<u>Applicant:</u>	<u>8617-001-005</u>
	<u>GGVA Partners, LLC</u>

The City of Azusa received a request for the approval of a General Plan Amendment (GPA-2017-01), approval of Zone Change (Z-2017-01), adoption of the California Grand Village Azusa Greens Specific Plan (SP-2017-02), approval of Tentative Tract Map (TTM-81336), and approval of Design Review (DR-2017-20 and DR-2018-04).

The proposed California Grand Village Azusa Greens project would redevelop an approximately 4.48-acre area of the Azusa Greens Golf Course by adding a 253-unit luxury Independent Senior Village residential facility for seniors ages 62 and older (“Senior Village”). The Senior Village would include a mix of living options including independent living, assisted living, and/or memory support. The Senior Village also includes a multi-level parking wrapped garage structure. The project would also redesign an approximately 14.88-acre area of the existing 18-hole golf course to reconfigure four golf holes and retain an 18-hole course with the same 70 PAR.

The proposed project includes a request for the following entitlements:

- General Plan Amendment – A General Plan amendment is necessary to change the proposed Senior Village’s land use designation from Open Space to Specific Plan;
- Zone Change – A zone change is necessary to change the proposed Senior Village’s zoning from Recreation to Specific Plan;
- Specific Plan – A specific plan is a comprehensive planning and zoning document that implements the goals and policies of the City’s General Plan and governs the land use and development within the designated specific plan area. The California Grand Village Specific Plan will establish permitted uses and provide design standards, detailed development standards, infrastructure requirements, and implementation requirements specific to the site;
- Tentative Tract Map – A tentative tract map is required to subdivide existing parcel 8617-001-005 into two; and
- Design Review – Design review to consider the proposed project for consistency with the permitted uses, development/design standards, and requirements per the proposed California Grand Village Specific Plan.

The Draft Specific Plan, Draft Environmental Impact Report, and related plans and documents 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 Blvd, Azusa CA; and at the Azusa City Library, 729 N. Dalton Avenue, CA.

G) OLD BUSINESS

H) NEW BUSINESS

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1. A resolution of the Planning Commission for the City of Azusa, setting the time and place for holding regular Planning Commission Meetings.
2. Approval of 2019 Planning Commission Schedule

D) REPORTS AND COMMUNICATION

J) DISCUSSION ITEMS FROM THE PLANNING COMMISSIONERS

K) ADJOURNMENT

UPCOMING MEETING: January 30, 2019

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) 812-5017.

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).