



CITY of AZUSA PLANNING COMMISSION AGENDA

August 24, 2016
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

June 29, 2016

August 3, 2016

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. Case Number: DR-2014-37 & TTM-74278**
Location: 511 N. Azusa Avenue
APN: 8611-007-009 & 8611-007-010
Applicant: Jack Wu

Design Review and Tentative Tract Map to allow the subdivision of two vacant parcels for mixed use purposes, and the construction of four townhome dwelling units and a retail unit located within the city's downtown district zone.

- 2. Case Number: DR-2016-02 (Townhomes), DR-2016-03 (Commercial), TTM-74154, V-2016-01 (Side Setback), V-2016-02 (Backup Distance), V-2016-03 (Alley Planter), V-2016-04 (Building Separation)**
Location: 864 E. Promenade
APN: 8625-005-040 & 8625-005-072
Applicant: Rosedale Land Partners

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DR-2016-02

Design Review for the construction of 109 3-story townhomes with 3 different plans that range from 1,217 sf (2-bedrooms), 1,462 sf (3-bedrooms), 1,600 (3-bedrooms) with a 2-car garage on 5.3-acres of land.

DR-2016-03

Design Review for the construction of 10,000 sf 1-story commercial building with onsite parking for 44 cars and public plaza on 1.3-acres linking the retail building and AP/Citrus College Gold Line Metro Station.

TTM-74154

Tentative Tract Map for the subdivision of 6.6 acres into 7 lots with 6 lots designated for condominiums.

V-2016-01

Variance for the increased side setback along Palm Drive.

V-216-02

Variance for the reduction of the 28' required backup distance.

V-2016-03

Variance for the reduction of the required 5' X 5' alley planter.

V-2016-04

Variance for the reduction of the required minimum 20' building separation of courtyard buildings.

An Environmental Impact Report for the Monrovia Nursery, General Plan Amendment, Zone Change, Vested Tentative Tract Map, and Specific Plan was certified by the Azusa City Council on February 4, 2003 (SCH 2002071046).

G) UNFINISHED BUSINESS

H) NEW BUSINESS

I) REPORTS AND COMMUNICATION

J) DISCUSSION ITEMS FROM THE PLANNING COMMISSIONERS

K) ADJOURNMENT

UPCOMING MEETING: September 14, 2016

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).