

PLEASE LIMIT YOUR COMMENTS TO A REASONABLE TIME
WHEN ADDRESSING THE COMMISSION

AGENDA

ALHAMBRA CITY PLANNING COMMISSION FEBRUARY 21, 2012

PRE-MEETING - 7:00 P.M. - CONFERENCE ROOM A
REGULAR MEETING - 7:30 P.M. - COUNCIL CHAMBERS

JIM RICHETTS
President

CHRISTOPHER TENG
Vice-President

ISABEL BIRRUETA

JOHN LODGE

GUDIEL CROSTHWAITE

MARIA D. MURRAY

GARY FRUEHOLZ

GARY TSE

ENRIQUE GARCIA

STAN YONEMOTO

CITY STAFF

MARY K. SWINK, Deputy City Manager/Interim Director of Development Services
SCOTT LEE, Principal Planner

PRE-MEETING AGENDA - 7:00 P.M. - CONFERENCE ROOM

- A. Review of agenda items for regular meeting.

REGULAR MEETING AGENDA - 7:30 P.M. - CITY COUNCIL CHAMBERS

OPENING CEREMONIES:

- A. Call Meeting to Order.
- B. Flag Salute.
- C. Roll Call.

CONSENT AGENDA (Item 1-4):

Pursuant to Alhambra Municipal Code Section 23.78.020, all items listed on the Consent Agenda will be enacted by one motion based on the recommended actions listed below unless a citizen or a Commissioner requests that an item be removed and be heard separately. Items placed on the Consent Agenda include smaller scale projects, projects which do not require Variances, projects which are being continued to future meetings and ministerial matters (minutes, resolutions, etc.).

1. RESIDENTIAL PLANNED DEVELOPMENT PERMIT RP-10-21
613 North Hidalgo Avenue
Applicant: Yuet Lee

This is an application for a Residential Planned Development Permit to construct a two story addition to an existing house on an approximate land area of 8,804 square feet located in the R-1 (Single Family Residential) zone.

RECOMMENDED ACTION: Pending public testimony, adopt Resolution 12-6, approving the Findings and Residential Planned Development Permit, subject to the Conditions of Approval.

2. CONDITIONAL USE PERMIT CU-12-4
640 West Valley Boulevard
Applicant: Steven Chen, 15 Cats Café

This is an application for a Conditional Use Permit to allow the sale of alcoholic beverages (beer and wine) in conjunction with meal service in an existing restaurant located in the Valley Boulevard Specific Plan zone.

RECOMMENDED ACTION: Pending public testimony, adopt Resolution 12-11, approving the Findings and Conditional Use Permit, subject to the Conditions of Approval.

3. TENTATIVE TRACT MAP NO. 71198 &
COMMERCIAL PLANNED DEVELOPMENT PERMIT CP-12-1
1411 South Garfield Avenue
Applicant: Alice Man

This is an application for a Tentative Tract Map and a Commercial Planned Development Permit to construct a three story, 26,627 square foot medical office building with 19 office/commercial condominium units including a ground floor restaurant and a two level subterranean parking garage. The project site consists of approximately 24,750 square feet of lot area located in the Valley Boulevard Specific Plan zone.

RECOMMENDED ACTION: Continue the public hearing to a future date.

4. Minutes of February 6, 2012.

HEARINGS:

STAFF REPORTS/COMMENTS:

PUBLIC COMMENTS/ORAL COMMUNICATIONS:

Citizens wishing to address the Commission on any matter not on the Agenda may do so at this time. Please STATE YOUR NAME AND ADDRESS CLEARLY for the record.

Please note that while the Commission values your comments, pursuant to January 1, 1987 amendments of the Brown Act, the Commission cannot respond nor take any action until such time as the matter may appear as an item on a forthcoming agenda.

COMMISSION ORALS:

ADJOURNMENT:

NOTICE: Copies of the staff reports or other written documentation relating to each item of business described hereinabove are on file in the offices of the Development Services Department in City Hall, 111 South First Street, Alhambra, California, and are available for public inspection during regular office hours, which are 8:00 a.m. to 5:00 p.m. Monday through Friday. Should any person have a question concerning any of the above agenda items prior to the meeting described herein, he or she may contact the Development Services Director either in person at the Department offices, or by telephone at (626) 570-5034 during regular office hours.

AMERICANS WITH DISABILITIES ACT: If you require special assistance to participate in any City meeting (including assisted listening devices) please contact the Development Services Department at (626) 570-5034. Notification of at least 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

APPEALS: Any person wishing to appeal any decision of the Planning Commission to the City Council may do so by filing an appeal in writing along with the appropriate appeal fee to the Development Services Department in City Hall within 10 calendar days of the Planning Commission decision. The appeal period for items on this agenda expires at the close of business on March 2, 2012.