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

AGENDA

ALHAMBRA CITY PLANNING COMMISSION
JULY 6, 2009

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

GARY FRUEHOLZ
President

MARIA D. MURRAY
Vice-President

ISABEL BIRRUETA

ADRIANA MARTINEZ

JAMES BULLARD

JIM RICHETTS

MARY LOUISE BUNKER

ERIC SUNADA

STEVE KASPER

STAN YONEMOTO

CITY STAFF

MICHAEL A. MARTIN, Development Services Director
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 (Items 1-3):

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. TENTATIVE PARCEL MAP NO. 71092
   2121 West Main Street
   Applicant: Raymond & Main Retail LLC

   This is an application for a Tentative Parcel Map to subdivide an existing lot into three parcels in the Commercial Planned Development-Automobile Commercial zone.

   RECOMMENDED ACTION: Continue the public hearing to July 20.

2. TENTATIVE TRACT MAP NO. 71135
   1008 South Marengo Avenue
   Applicant: Alhambra Cherry LLC

   This is an application to renew an expired Tentative Tract Map for an eight unit condominium complex on an approximate land area of 17,780 square feet located in the R-3 (Multiple Family Residential) zone.

   RECOMMENDED ACTION: Pending public testimony, approve the Findings and Tentative Tract Map subject to the Conditions of Approval.

3. Minutes of June 15.

HEARING

4. COMMERCIAL PLANNED DEVELOPMENT PERMIT CP-09-8 & VARIANCE V-09-4
   288 West Valley Boulevard, #103
   Applicant: Bruce Fung, Garden Cafe

   This is an application for a Commercial Planned Development Permit to expand an existing restaurant in Suites 101 and 102 into a lease space previously used for general retail use in an existing commercial center located in the Valley Boulevard Specific Plan zone. A Variance is also requested to allow less than the required number of parking spaces.

   RECOMMENDED ACTION: Pending public testimony, Commission to take appropriate action.

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 7:30 a.m. to 5:30 p.m., Monday through Thursday and 8:00 a.m. to 5:00 p.m. on 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 June 25, 2009.

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