



ARCADIA PLANNING COMMISSION AGENDA

Tuesday, September 11, 2012, 7:00 P.M.
Arcadia City Council Chambers

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from Planning Services at (626) 574-5423. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

PLEDGE OF ALLEGIANCE

ROLL CALL

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

TIME RESERVED FOR THOSE IN THE AUDIENCE WHO WISH TO ADDRESS THE PLANNING COMMISSION ON NON-PUBLIC HEARING ITEMS – 5 minute time limit per person.

PUBLIC HEARINGS

All interested persons are invited to appear at a Public Hearing and to provide evidence or testimony concerning any of the proposed items set forth below for consideration. You are hereby advised that should you desire to legally challenge in court any action taken by the Planning Commission regarding any Public Hearing items, you may be limited to raising only those issues and objections, you or someone else raised at the Public Hearing or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

1. HOMEOWNERS ASSOCIATION DENIAL APPEAL NO. HOA 12-02 AND MODIFICATION APPLICATION NO. MC 12-15

1050 Hampton Road
Kris and Bic Mohandie

An appeal to reconsider the Rancho Santa Anita Property Owner's Association's Architectural Design Review Board decision to deny the architectural design of an existing non-permitted 28 square-foot detached pool bathroom. The proposal also requires a Zoning Modification to allow a 2'-4" to 3'-2½" easterly side yard setback in lieu of the 12'-0" requirement (AMC Sec. 9251.2.3).

RECOMMENDATION: Denial of Appeal and Modification

There is a five working day appeal period after the approval/denial of the applications. Appeals are to be filed by 5:30 p.m. on Tuesday, September 18, 2012.

CONSENT ITEMS

2. RESOLUTION NO. 1862

A Resolution of the Planning Commission of the City of Arcadia, California, granting Conditional Use Permit No. CUP 12-12 for a 2,900 square-foot convenience store at 207 S. First Avenue.

RECOMMENDATION: Adopt Resolution No. 1862.

There is a five (5) working day appeal period after the adoption of the Resolution. Appeals are to be filed by 5:30 p.m. on Tuesday, September 18, 2012.

Any writings or documents provided to a majority of the Planning Commission members regarding any item on this agenda will be made available for public inspection in the Planning Services office, during normal business hours, at City Hall, 240 W. Huntington Dr., Arcadia, CA 91007 - (626) 574-5423.

3. MINUTES OF AUGUST 28, 2012

RECOMMENDATION: Approve

MATTERS FROM CITY COUNCIL & PLANNING COMMISSION

MODIFICATION COMMITTEE AGENDA

MATTERS FROM STAFF & UPCOMING AGENDA ITEMS

ADJOURNMENT

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Public Hearing Procedure

1. The public hearing item is introduced by the Chairman of the Planning Commission.
2. The staff report is presented by staff.
3. Commissioners' questions relating to the staff report may be asked and answered at this time.
4. The Public Hearing is opened by the Chairman and the applicant is afforded the first opportunity to address the Commission.
5. Others in favor of the proposal are afforded the opportunity to address the Commission.
(LIMITED TO 5 MINUTES)
6. Those in opposition to the proposal are afforded the opportunity to address the Commission.
(LIMITED TO 5 MINUTES)
7. The applicant may be afforded the opportunity for a brief rebuttal.
(LIMITED TO 5 MINUTES)
8. The Commission closes the public hearing.
9. The Commission members may discuss the proposal at this time.
10. The Commission then makes a motion and acts on the proposal to either approve, approve with conditions or modifications, deny, or continue it to a specific date.
11. Following the Commission's action on Conditional Use Permits and Variances, a resolution reflecting the decision of the Planning Commission is prepared for adoption by the Commission. This is usually presented at the next Planning Commission meeting. There is a five (5) working day appeal period after the adoption of the resolution.
12. Following the Commission's action on Modifications and Design Reviews, there is a five (5) working day appeal period.
13. Following the Commission's review of Zone Changes, Text Amendments and General Plan Amendments, the Commission's comments and recommendations are forwarded to the City Council for the Council's consideration at a scheduled public hearing.
14. Following the Commission's action on Tentative Tract Maps and Tentative Parcel Maps (subdivisions) there is a ten (10) calendar day appeal period.

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