

ADJOURNED CITY OF LA VERNE PLANNING COMMISSION AGENDA

Gilbert Ivey, Chairperson
Jason Simison, Vice-Chairperson
Norm Faustini, Commissioner
Wendy Lau, Commissioner
Phil May, Commissioner



City Hall Council Chambers
3660 D Street
La Verne, CA 91750
(909) 596-8706
www.cityoflaverne.org

**Wednesday, February 20, 2019 - 6:30 p.m.
City Hall Council Chambers
3660 "D" Street, La Verne, CA 91750**

Attendance and participation at the City of La Verne Planning Commission meetings are welcomed and appreciated. Community engagement provides the Planning Commission with valuable information. Regular Meetings are held on the 2nd Wednesday of every month. In compliance with the American Disabilities Act, any person with a disability who requires a modification or accommodation in order to participate in a meeting should contact the City Clerk's Office at (909) 596-8726 at least 48 hours prior to the meeting.

Materials related to an item on this agenda, submitted to the Planning Commission after distribution of the agenda packet, are available for public inspection at the meeting or in the Community Development Department during normal business hours.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

This is the time set aside for anyone wishing to address the Planning Commission on items not listed in any other place on this agenda.

California Law does not allow the Planning Commission to take action in response to your statements at this meeting. Your concerns may be referred to staff or set for hearing at a later date.

1. APPROVAL OF MINUTES

Approval of the minutes of the January 9, 2019 Planning Commission Meeting.

PUBLIC HEARINGS

- 2. CASE NO.: 134-18CL**
RESOLUTION NO.: N/A
APPLICANT: GEORGE RIZK
PROPOSAL: CLASSIFICATION OF USE APPEAL FOR ACCESSORY AUTOMOTIVE BROKER WITH EXTERIOR DISPLAY WITHIN THE COMMERCIAL – PROFESSIONAL MIXED DEVELOPMENT ZONING DISTRICT
ADDRESS: 1808 WHITE AVE.
STAFF: LUCAS SEIBERT

On January 15, 2019 the Development Review Committee (DRC) reviewed the classification of use (Case No. 134-18CL) which proposed an Automotive Broker Business with or without outdoor display to be considered similar in character to outdoor commercial business/operations within the Commercial-Professional Mixed Development zoning district (CPD). After hearing the report from staff, the applicants comments regarding the classification of use, and considering all the matters previously discussed, the DRC vote to approve the Automotive Broker Business (without outdoor display of vehicles) to be a permitted use. However, the Automotive Broker Business with outdoor display of vehicles was denied 0-3 vote (3 votes to deny): and would remain a prohibited use within the CPD zoning district. The DRC cited concerns regarding surrounding sensitive residential uses to the CPD zoning district throughout the City as the primary rationale for denial.

- 3. CASE NO.: 147-18IUP
RESOLUTION NO.:1235
APPLICANT: ERIC DAVIS
PROPOSAL: A PROPOSAL FOR AN INTERIM USE PERMIT TO ALLOW THE OPERATION OF A CONSTRUCTION INDUSTRY BUSINESS WITH RELATED ACCESSORY USES
ADDRESS: 2425 FIRST STREET
STAFF: LAUREN AUGINO**

The applicant, Eric Davis, on behalf of Conflux Incorporated, is requesting approval for an Interim Use Permit for the operations of a construction industry business with related accessory uses, including office use, small scale furniture manufacturing and storage, at 2425 First Street. The proposed site is located within the Old Town La Verne Specific Plan and has an underlying zone of Medium Density Residential. The current zoning reflects long term planning goals related to development surrounding the future Gold Line Station, which is anticipated to be complete in 2024. The issuance of an Interim Use Permit will temporarily allow uses which are currently appropriate for the area.

Commissioner Phil May has a conflict of interest due to the close proximity of his property.

Community Development Director Eric Scherer has a conflict of interest due the close proximity of his family's property.

- 4 CASE NO.: 145-18CUP
RESOLUTION NO.:1234
APPLICANT: BOB SHARIFI
PROPOSAL: PROPOSED INSTALLATION OF OUTDOOR RACK CANOPY STRUCTURES
ADDRESS: 1815 WRIGHT AVENUE
STAFF: LUCAS SEIBERT**

The applicant, Bob Sharifi – owner of Structural Engineering & Design, Inc., is requesting approval of two outdoor display racking systems, located to the rear of the above-mentioned address. The building is within the boundaries of the Arrow Corridor Specific Plan. Per the specific plan, outdoor storage areas greater than 20% of the building area require a conditional use permit, and are required to be confined to portions of the subject property least visible from the public right-of-way. The applicant is conforming to this requirement by locating the outdoor racks to the rear of the property; located behind an existing masonry wall/gate and existing building.

ADJOURNMENT

The next regular meeting of the Planning Commission is scheduled to be held on March 13, 2019 in the Council Chambers, 3660 "D" Street, La Verne, CA 91750.

Proof of Posting I declare under penalty of perjury that I am employed by the City of La Verne in the Planning Department; and that I posted this agenda in the City Hall Council Chambers on February 14, 2019.

Date

Signature