

**CITY OF LA VERNE  
PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
Wednesday, July 13, 2016**

1. Chairperson Gilbert Ivey called the regular meeting of the La Verne Planning Commission to order at 6:30 p.m.

**ROLL CALL:** Planning Commissioners present: Gilbert Ivey, Phil May, Norm Faustini, Wendy Lau, and Jason Simison. Advisory personnel present: Community Development Director Hal Fredericksen, City Attorney Bob Kress, Associate Planner Collin Wahab, and Administrative Secretary Darleen Foye.

2. **PLEDGE OF ALLEGIANCE**

Commissioner Lau led the pledge of allegiance.

3. **SWEARING IN OF PLANNING COMMISSIONER JASON SIMISON**

Deputy City Clerk J R Ranells administered the oath of office to Commissioner Jason Simison.

4. **ELECTION OF OFFICERS**

Chairperson Ivey passed the gavel to Community Development Director Hal Fredericksen.

Community Development Director Hal Fredericksen opened the nominations for Chairperson.

Commissioner Lau nominated Commissioner Ivey to serve as Chairperson. Commissioner May seconded the nomination. There were no other nominations for Chairperson. Commissioner Ivey was elected by a 5-0 vote to serve as Chairperson.

Community Development Director Hal Fredericksen passed the gavel to Chairperson Ivey.

Commissioner Faustini nominated Commissioner May to serve as Vice-Chairperson. Commissioner Lau seconded the nomination. There were no other nominations for Vice-Chairperson. Commissioner May was elected by 5-0 vote to serve as Vice-Chairperson.

**5. PUBLIC COMMENT**

None

**6. CONSENT CALENDAR**

It was moved by Commissioner Lau, seconded by Commissioner Faustini to approve the minutes of the June 8, 2016 Planning Commission meeting as submitted. Motion carried by a 5-0 vote

**PUBLIC HEARINGS**

**CONTINUED**

**7. CASE NOS. 116-15PPR, 117-15VAR & 118-15PM  
MR. D'S RETAIL BUILDING  
919 FOOTHILL BOULEVARD**

This being the time and place advertised to consider the above case and all legal requirements having been met, Chairperson Ivey asked for the staff report.

Associate Planner Collin Wahab presented his staff report which was a request by Dan Hinson with HC&D Architects for a variance from setback requirements in order to construct a single-story 7,537 square-foot retail building at 919 Foothill Boulevard.

Mr. Wahab stated that in 1999 a retail building was approved with the existing restaurant. He stated that a variance had been approved to allow the building to encroach into the required setbacks off Foothill Boulevard, but was never constructed.

Mr. Wahab stated that the Development Review Committee recommended approval of the variance at their December 1, 2015 meeting. He noted that this request was scheduled for the December 9, 2015 Planning Commission meeting but was continued due to concerns the applicant had with a condition of approval which would require a reciprocal parking and access agreement with the adjacent property.

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Mr. Wahab stated that the Foothill Boulevard Specific Plan requires a 60' front yard setback for buildings higher than 15' and a 50' side yard setback for buildings which are higher than 15' and adjacent to any public street.

Mr. Wahab stated that this proposed building is 1' from the front property line and 5' from the side. He noted that the Development Review Committee recommended that the building be moved 5' from the front property line and maintain a 5' side yard setback.

Mr. Wahab stated that with the triangular shape of the property and the heavily landscaped area along Foothill Boulevard the distance from the face of the curb would be 45 feet at greatest point.

Mr. Wahab stated that variance, allowing the proposed encroachment into the setback area, would provide the space for additional parking spaces.

Mr. Wahab stated that the building was designed to be visually appealing from all sides due to the proximity of the surrounding public streets and the 210 Freeway. He noted that there will be tower elements, glass and stone features which are in character with the City of La Verne.

Mr. Wahab stated that a public workshop was held on November 3, 2015, but no public attended. He noted that the public hearing was noticed to property owners within a 300 ft. radius.

Chairperson Ivey opened the public hearing.

**Dan Hinson, with HC&D Architects**, representing the owner thanked staff on what was a difficult journey.

There was no one else who wished to speak on this item.

Chairperson Ivey closed the public hearing.

Commissioner Faustini stated that the lot was an unusual size and was glad to see the proposed development.

Commissioner Simison stated that he liked the design and the use of the property.

It was moved by Commissioner Lau, seconded by Commissioner Faustini to approve Resolution No. 1160. Motion carried by a 5-0 vote.

**INFORMATION**

Community Development Director stated that there is a possibility that the regular scheduled Planning Commission meeting in August might be cancelled. He noted that he would keep them informed.

**ADJOURNMENT**

The meeting was adjourned at 6:48 p.m. to the regular meeting to be held August 10, 2016 at 6:30 p.m.

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Chairperson, Planning Commission

ATTEST:

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Secretary, Planning Commission