



AGENDA
**REGULAR MEETING OF THE PLANNING AND
 ECONOMIC DEVELOPMENT COMMISSION OF
 THE CITY OF DUARTE**

MONDAY, APRIL 17, 2023
7:00 PM

DUARTE COMMUNITY CENTER, 1600
 HUNTINGTON DRIVE, DUARTE, CA 91010

MISSION STATEMENT

With integrity and transparency, the City of Duarte provides exemplary public services in a caring and fiscally responsible manner with a commitment to our community's future

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES:
 - A. Minutes for March 20, 2023
4. COMMISSION REORGANIZATION
5. ORAL COMMUNICATIONS - ITEMS NOT IN THE AGENDA
6. PUBLIC HEARINGS:
 - A. **Conditional Use Permit 23-01 and Site Plan and Design Review 23-13.** A carwash and oil change business is proposed in a 2,726 square foot building located at 2110 Huntington Drive. Improvements are proposed to the building exterior, parking lot, and landscaping.

RESOLUTION PC 23-05

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE DETERMINING THAT THE PROPOSED REQUEST FOR A CONDITIONAL USE PERMIT FOR A CARWASH AND OIL CHANGE BUSINESS LOCATED AT 2110 HUNTINGTON DRIVE MEETS THE REQUIRED FINDINGS DESCRIBED UNDER DUARTE DEVELOPMENT CODE 19.114.050(B) AND THUS APPROVES CONDITIONAL USE PERMIT 23-01 SUBJECT TO CONDITIONS OF APPROVAL.

RESOLUTION PC 23-06

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE DETERMINING THAT THE PROPOSED REQUEST FOR SITE PLAN AND DESIGN REVIEW APPROVAL FOR THE PROPOSED IMPROVEMENTS TO THE BUILDING'S EXTERIOR, PARKING LOT, AND LANDSCAPING AT PROPERTY AT 2110 HUNTINGTON DRIVE MEETS THE REQUIRED FINDINGS DESCRIBED UNDER DUARTE DEVELOPMENT CODE 19.122 AND THUS APPROVES SITE PLAN AND DESIGN REVIEW 23-13 SUBJECT TO CONDITIONS OF APPROVAL.

7. BUSINESS ITEMS:

- A. Finding that the City's proposed acquisition of various properties near the corner of Melcanyon Road and Brookridge Road is in conformance with the City's General Plan.

RESOLUTION PC 23-07

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE FINDING THAT THE CITY'S PROPOSED ACQUISITION OF VARIOUS PROPERTIES IN CONJUNCTION WITH THE MELCANYON DEBRIS BASIN CONFORMS WITH THE CITY'S GENERAL PLAN.

8. ITEMS FROM DIRECTOR

9. ITEMS FROM COMMISSIONERS

10. ADJOURNMENT: May 15, 2023