



**CITY OF DUARTE
PLANNING COMMISSION
M I N U T E S
June 19, 2017**

**Planning Commission
Commissioners**
Paula Watson-Gardner, Chair
Sara Vasquez, Vice-Chair
George K. Farra
Sheryl Lefmann
Shauna Pierce

1. CALL TO ORDER AND NOTATION OF ABSENCES

Chairperson Watson-Gardner called the meeting to order at 7:01 p.m.

The following were in attendance:

PRESENT: Watson-Gardner, Vasquez, Farra, Lefmann
ABSENT: Pierce
STAFF: Hensley, Golding, Eoff IV, Hernandez

2. PLEDGE OF ALLEGIANCE

Commissioner Farra led the Pledge of Allegiance.

3. APPROVAL OF MINUTES – February 21, 2017

Commissioner Lefmann moved to approve the minutes. Seconded by Commissioner Vasquez. Motion approved 4-0-1-0. (Vote: Yes: Watson-Gardner, Vasquez, Farra, Lefmann; No: None; Absent: Pierce; Abstain: None).

4. ORAL COMMUNICATIONS – ITEMS NOT ON THE AGENDA

Chair Watson-Gardner opened the Oral Communications Item.

Councilmember Reilly announced event of “Starbucks with the Sheriff’s” on July 26th from 9:00 a.m. to 11:00 a.m.

Chair Watson-Gardner closed the Oral Communications Item.

5. PUBLIC HEARINGS

A. ARB 16-26; PC RESOLUTION 17-09

Associate Planner Eoff IV presented the staff report, with the request to demolish an existing single-story home and construct a new two-story home at 1859 Wardell Avenue. He indicated that at the May 22nd Architectural Review Board meeting there was a recommendation of approval, with conditions, from ARB to the Planning Commission. Eoff IV stated that the Planning Commission action on the item is limited to the architectural design of the proposed two-story home.

Eoff IV provided a description of the new two-story single family home, including color and materials, and massing. Eoff IV added that the home maintains a reasonable height that is well

within the limits of the R-1 zone. Eoff IV also indicated that the design was considerate of privacy for abutting properties by placing the large bedroom windows on the front and rear elevations only.

Eoff IV ended his presentation, and stated that Staff recommends the adoption of PC Resolution 17-09 approving the construction of the new two-story home at 1859 Wardell Avenue. Eoff IV mentioned that the Designer and Property Owner were in attendance and available for the Commission's inquiries.

Chair Watson-Gardner opened Commissioners' inquiries.

Farra asked if there were any objections from anyone regarding the architectural design. Eoff IV stated that a notice was sent out ten days prior to the ARB and Planning Commission meetings to all abutting properties, and there was no correspondence received.

Chair Watson-Gardner closed Commissioners' inquiries.

Lefmann motioned to approved PC Resolution 17-09. Seconded by Farra. Motion was approved 4-0-1-0. (Vote: Yes: Watson-Gardner, Vasquez, Farra, Lefmann; No: None; Absent: Pierce; Abstain: None).

6. **ITEMS FROM DIRECTOR**

Hensley announced completion of the demolition of Sparr Liquor and indicated that he will continue to work with the developer to bring something new to the location.

7. **ITEMS FROM COMMISSIONERS**

Lefmann stated that after 5 years she will attend her Final SR 710 SOAC Briefing and discussed the content of the meeting that will be held on July 27, 2017.

8. **ADJOURNMENT**

Chair Watson-Gardner adjourned the meeting at 7:13 p.m.

Craig Hensley, Secretary