

# 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](http://www.cityoflaverne.org)

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**Wednesday, October 10, 2018 - 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 2<sup>nd</sup> 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.

All items submitted for future agendas must be in writing to the Community Development Department at least 10 days before the regularly scheduled 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.

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## **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 September 12, 2018 Planning Commission Meeting.

**PUBLIC HEARINGS**

**2. OPEN SPACE MANAGEMENT PLAN                      CANDICE BOWCOCK/  
BILL AGUIRRE**

In 2006, the City acquired 208 acres in north La Verne through State grant funds obtained in cooperation with the County of Los Angeles, the Trust for Public Land, and the La Verne Land Conservancy. This land was combined with 150 acres already owned by the City to create an open space preserve of 358 acres, collectively referred to as the Wilderness Area. The Wilderness Area Management and Public Access Plan limited controlled public access as part of the City's stewardship responsibilities for the Wilderness Area. The Management Plan includes goals for specific physical improvements or management policies that would implement the vision for the Wilderness Area.

An Environmental Impact Report was prepared for this project.

*Commissioner Simison has a conflict of interest on this item due to his employment.*

*City Attorney Bob Kress has a conflict of this item due to where he resides.*

- 3. CASE NOS.:                      94-18PPR, 95-18CUP & 96-18VAR  
RESOLUTION NO.: 1229 & 1230  
APPLICANT:                      CHRIS COSTANZO, COSTANZO INVESTMENTS  
PROPOSAL:                      NEW MULTI-TENANT BUILDING WITH DRIVE  
   THROUGH AND SETBACK/HEIGHT VARIANCE  
ADDRESS:                      1401 FOOTHILL BOULEVARD  
STAFF:                              CANDICE BOWCOCK**

The applicant, Chris Costanzo with Costanzo Investments, LLC has submitted a request for the demolition of the existing building at 1401 Foothill Boulevard and redevelopment of the site for a proposed 5,700 square foot 3 tenant building with a drive through. A Conditional Use Permit request for the drive through and a Variance request for the setback/height requirements of the Foothill Boulevard Specific Plan are also included.

The project is categorically exempt from the California Environmental Quality Act (CEQA) under the General Rule (15061.b3) that CEQA applies only to

projects, which have the potential for causing a significant effect on the environment.

4. **CASE NO.: 115-18CUP**  
**RESOLUTION NO.:1227**  
**APPLICANT: ISRAEL SANCHEZ AND KEVEN KEMPTON**  
**PROPOSAL: CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF AN INDOOR ATHLETIC TRAINING FACILITY**  
**ADDRESS: 1338 PALOMARES AVE.**  
**STAFF: MAIA MCCURLEY**

The applicants, Israel Sanchez and Keven Kempton, have submitted an application for a Conditional Use Permit (CUP) to allow the operation of an indoor athletic training facility located at 1338 Palomares Avenue within the Arrow Corridor Specific Plan area. The proposed athletic training facility would be home to Approved 4 Kicks Soccer Academy and Kempton Sports, Inc. and will provide training and conditioning services for soccer, baseball, and softball.

The project is categorically exempt from the California Environmental Quality Act per section 15301 (Class 32). No further environmental review is required.

5. **CASE NO.: 117-18CUP**  
**RESOLUTION NO.:1226**  
**APPLICANT: ROCKSTARS OF TOMORROW**  
**PROPOSAL: CONDITIONAL USE PERMIT TO OPERATE ROCKSTARS OF TOMORROW MUSICIANS ACADEMY**  
**ADDRESS: 2855 FOOTHILL BLVD., STE.A102/A103**  
**STAFF: LAUREN AUGINO**

An application for a Conditional Use Permit (CUP) was submitted to establish Rockstars of Tomorrow Musicians Academy at 2855 Foothill Blvd., Ste. A102/A103. The use is proposed in the La Verne Village shopping center located within the Commercial Office (CO) district of the Foothill Boulevard Specific Plan which requires the approval of a conditional use permit for private schools and educational facilities.

The project is exempt from the California Environmental Quality Act (CEQA) under the General Rule (15061-b3) that CEQA applies only to projects, which have the potential for causing a significant effect on the environment.

- 6. CASE NO.: 79-18VAR  
RESOLUTION NO.:1228  
APPLICANT: ROY AND LAURA CERMAK  
PROPOSAL: VARIANCE REQUEST FOR REDUCTION IN  
INTERIOR SIDE YARD SETBACK REQUIREMENT  
ADDRESS: 2345 DAMIEN AVENUE  
STAFF: LUCAS SEIBERT**

The homeowners, Roy and Laura Cermak, are requesting a variance for a reduction in the required interior side yard setbacks from ten-feet to three-feet at the above-referenced address. The variance would permit an existing as-built lean-to structure along the north side of the existing residence.

The project is categorically exempt from the California Environmental Quality Act per Sections 15301 (class1) and 15305 (a). Not further environmental review is required at this time

## **ADJOURNMENT**

The next regular meeting of the Planning Commission is scheduled to be held on November 14, 2018 in the Council Chambers, 3660 “D” Street, La Verne, CA 91750.

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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 October 3, 2018.

\_\_\_\_\_  
Date

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Signature