



**MINUTES  
ARCADIA PLANNING COMMISSION  
SPECIAL MEETING**

Tuesday, May 12, 2009, 5:30 P.M.  
Arcadia Council Chambers Conference Room

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The Planning Commission of the City of Arcadia met in a special meeting on Tuesday, May 12, 2009 at 5:30 p.m., in the Council Chambers Conference Room of the City of Arcadia, at 240 W. Huntington Drive, with Chairman Beranek presiding.

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**ROLL CALL**

PRESENT: Commissioners Baderian, Baerg, Hsu, Parrille and Beranek  
ABSENT: None

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**STUDY SESSION**

**a. REPORT, DISCUSSION AND POSSIBLE DIRECTION REGARDING THE GENERAL PLAN UPDATE**

Senior Planner Lisa Flores offered a Power Point presentation on the General Plan Update, reviewing progress to date and the strategy for the next phase of the project. Topics covered included: 1) What we have done to date – Public Outreach; 2) Proposed Land Use Changes; 3) Build-out Analysis; and 4) Economic Implications.

A general discussion of the material followed. The Commissioners were particularly interested in the statistics on housing and population growth as well as the possible impacts on infrastructure. They also discussed the mixed use concept. They agreed with the revisions made to the land use concept since it was originally presented to them. The Commission felt the concept is appropriate and in-line with the goals and objectives of the City's long term vision.

Chairman Beranek asked if there was anyone in the audience that wanted to speak on this item. There were none.

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**ADJOURNMENT**

**6:45 p.m.**

**ARCADIA PLANNING COMMISSION  
REGULAR MEETING**

The Planning Commission of the City of Arcadia met in regular session on Tuesday, May 12, 2009 at 7:00 p.m., in the Council Chambers of the City of Arcadia, at 240 W. Huntington Drive, with Chairman Beranek presiding.

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**PLEDGE OF ALLEGIANCE**

## **ROLL CALL:**

PRESENT: Commissioners Baderian, Baerg, Hsu, Parrille and Beranek  
ABSENT: None

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## **OTHERS ATTENDING**

Development Services Director Jason Kruckeberg  
Deputy Development Services Director/City Engineer Phil Wray  
Community Development Administrator Jim Kasama  
Senior Planner Lisa Flores  
Senior Administrative Assistant Billie Tone

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## **SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS**

Ms. Flores distributed an enlarged floor plan for ADR No. 05-26, Item 1.

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**TIME RESERVED FOR THOSE IN THE AUDIENCE WHO WISH TO ADDRESS THE PLANNING COMMISSION ON NON-PUBLIC HEARING MATTERS** – Five-minute time limit per person

None

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## **PUBLIC HEARINGS**

### **1. AMENDMENT TO ARCHITECTURAL DESIGN REVIEW NO. ADR 05-26**

The applicant is requesting an amendment to condition of approval no. 9 in City Council Resolution No. 6562 for the Phase 1B expansion of the Westfield Santa Anita Mall to increase the restaurant space from 10,000 square feet to 23,500 square feet. This proposed change does not increase the total square footage approved for Phase 1B because there would be an equal reduction in retail space (i.e., 13,500 square feet of space previously slated for retail uses would be the requested amount of restaurant space).

Senior Planner Lisa Flores presented the staff report.

Commissioner Hsu asked if the restaurant space was shown on the handout. Mr. Flores explained that the potentially leased restaurant spaces are shown in green.

Chairman Beranek asked if there was anyone who wished to speak in favor of the project.

Mr. John Healy, Vice President of Development for Westfield, explained that in the current economic climate, retailers are not expanding at the rate that was projected when the project was first approved. Therefore, Westfield decided to modify their original plan, changing retail space to restaurant space. Mr. Healy offered to answer any questions from the Commissioners.

Chairman Beranek asked if anyone wanted to speak in opposition to the project. There were none.

**MOTION:**

It was moved by Commissioner Parrille and seconded by Commissioner Baderian to close the public hearing.

Without objection the public hearing was closed.

Commissioner Baderian noted that parking concerns appear to have been addressed through the traffic management plan and that this change would have no significant impact. He said it was a trade off, reducing retail space and adding a corresponding amount of restaurant space and he would recommend approval.

**MOTION:**

It was moved by Commissioner Baderian, seconded by Commissioner Parrille, to forward a recommendation of approval to the City Council for their consideration.

**ROLL CALL:**

AYES: Commissioners Baderian, Baerg, Hsu, Parrille and Beranek

NOES: None

**CONSENT ITEMS**

**2. MINUTES OF APRIL 28, 2009**

**3. RESOLUTION NO. 1793**

A Resolution of the Planning Commission of the City of Arcadia, California, granting Conditional Use Permit No. CUP 09-04 for a 1,542 square-foot women's fitness center at 1436 S. Baldwin Avenue.

**MOTION:**

It was moved by Commissioner Baderian, seconded by Commissioner Hsu, to approve the minutes of April 28, 2009, as presented and to adopt Resolution No. 1793.

Without objection the minutes were approved and Resolution No. 1793 was adopted by voice vote as presented.

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**MATTERS FROM CITY COUNCIL AND PLANNING COMMISSION**

Chairman Beranek announced that Councilman Chandler has notified him that he would not be able to attend the meeting.

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**MODIFICATION COMMITTEE MEETING ACTIONS**

Commissioner Parrille reported that there were two items on the Modification Committee agenda this morning. The first item, MC 09-10, was continued and the second item, MC 09-11, was approved.

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**FURTHER MATTERS FROM STAFF**

Mr. Kasama told the Commissioners that since there was nothing on the agenda for the Planning Commission on May 26, the meeting will be canceled. However the Modification Committee will meet on May 26. On June 9 the Commission will review the continued CUP for the tutoring center at First Avenue and Alice Avenue, a modification request that was referred to the Commission for a large guest house on Tenth Avenue, a CUP to add office/classroom space for a church youth group at Baldwin and Lemon and the General Plan Land Use Alternatives for formal consideration.

Chairman Beranek agreed to attend the May 26 Modification Committee meeting in place of Commissioner Parrille who will not be available.

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**ADJOURNED TO JUNE 9, 2009**

**7:15 p.m.**

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Chairman, Planning Commission

ATTEST:

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Secretary, Planning Commission