

**AGENDA
REGULAR MEETING
WHITTIER CITY PLANNING COMMISSION
CITY COUNCIL CHAMBER, 13230 PENN STREET
MARCH 20, 2017, 7:00 P.M.**

As a courtesy to others attending this meeting, please turn off or place in silent mode all cell phones and other communication devices while in the Council Chamber. Thank you.

1. CALL TO ORDER:

2. ROLL CALL:

Todd Borzi, Commissioner
Charles Claver, Commissioner
Eduardo Hernandez, Commissioner
David Lara, Vice Chair
R.D. McDonnell, Chair

3. PLEDGE OF ALLEGIANCE:

4. PUBLIC COMMENTS:

This is the time for the public to address the Planning Commission regarding any item of Commission business except for public hearing matters. Public hearing comments will be received during the hearings. Speakers must limit their comments to three minutes.

(NOTE: Pursuant to State Law, the Planning Commission cannot take action or express a consensus of approval or disapproval on any oral communications that do not appear on the printed agenda.)

5. PUBLIC HEARINGS:

Anyone with an interest in the matter(s) scheduled for public hearing may speak during the hearings. A speaker's comments are limited to three minutes with the exception of the applicant/appellant. An applicant/appellant will have up to 20 minutes to present their case and up to an additional 10 minutes to make rebuttal comments at the conclusion of the public hearing. If you challenge any part of the proposed action in court, you may be limited to raising only those issues you or someone else raised during the public hearing.

**5.A CONDITIONAL USE PERMIT MODIFICATION NO. CUP04-014(M2);
DEVELOPMENT REVIEW NO. DRP16-062; VARIANCE NO. VAR16-006**

PROJECT LOCATION: 12442 PUTNAM STREET (AIN 8170-027-024)
APPLICANT: J & A WHITTIER, LLC
PROPERTY OWNER: INTERHEALTH CORPORATION

REQUEST: Conditional Use Permit Modification No. CUP14-014(M2) is a request to allow the expansion of the operation of the existing Whittier Landfill Gas Power Plant Facility. Development Review No. DRP16-062 is a request to replace and upgrade existing mechanical equipment of the existing Whittier Landfill Gas Power Plant Facility. Variance No. VAR16-006 is a request to allow the mechanical equipment to encroach into the required setbacks as listed in the Whittier Boulevard Specific Plan, Workplace District.

CEQA: The project is categorically exempt from the environmental review process, pursuant to Section 15329, Class 29 (Cogeneration Projects at Existing Facilities) of the California Environmental Quality Act.

It is recommended the Planning Commission take the following actions:

1. Adopt a resolution entitled, "A Resolution of the Planning Commission of the City of Whittier, California, determining that the project is classified as categorically exempt from the California Environmental Quality Act under Section 15329 (Cogeneration Projects at Existing Facilities) and approving Conditional Use Permit Modification No. CUP04-014(M2) to allow the expansion of the operation of the existing Whittier Landfill Gas Power Plant Facility located at 12442 Putnam Street";
2. Adopt a resolution entitled, "A Resolution of the Planning Commission of the City of Whittier, California, determining that the project is classified as categorically exempt from the California Environmental Quality Act under Section 15329 (Cogeneration Projects at Existing Facilities) and approving Development Review No. DRP16-062 to upgrade and replace mechanical equipment to the existing Whittier Landfill Gas Power Plant Facility located at 12442 Putnam Street"; and
3. Adopt a resolution entitled, "A Resolution of the Planning Commission of the City of Whittier, California, determining that the project is classified as categorically exempt from the California Environmental Quality Act under Section 15329 (Cogeneration Projects at Existing Facilities) and approving Variance No. VAR16-006 to allow the equipment encroach into required setbacks of the Whittier Boulevard Specific Plan, Workplace District for the existing Whittier Landfill Gas Power Plant Facility located at 12442 Putnam Street."

I move that the attached resolutions be read by title only, further reading be waived and they be declared adopted.

ROLL CALL

5.B ZONE CODE AMENDMENT NO. ZCA17-001

LOCATION: CITYWIDE

APPLICANT: CITY OF WHITTIER

REQUEST: That the Planning Commission reconsider a draft ordinance to amend various provisions of the Whittier Municipal Code pertaining to secondary/accessory dwelling units.

CEQA: The proposed project has been deemed categorically exempt pursuant to Section 15061(b)(3) (The Activity is Covered by the General Rule) of the California Environmental Quality Act.

It is recommended the Planning Commission adopt a resolution entitled, "A Resolution of the Planning Commission of the City of Whittier, California, recommending to the City Council approval of Zoning Code Amendment No. ZCA17-001 amending various sections of Division 1 of Title 18 of the Municipal Code related to "Secondary Dwellings" and "Second Units".

I move that the attached resolution be read by title only, further reading be waived and it be declared adopted.

ROLL CALL

6. SECRETARY COMMENTS:

7. COMMISSIONER COMMENTS/CONFERENCE REPORTS:

8. ADJOURNMENT:

9. NEXT MEETING: Monday, April 03, 2017 at 7:00 p.m.

10. TENTATIVE COMMISSION SCHEDULE:

April 3, 2017

No business scheduled.

April 17, 2017

No business scheduled.

Next available Resolution No.: P.C. 17-04

Disability-related aids or services are available to enable persons with a disability to participate in this meeting, consistent with the federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the Reception Desk in the downstairs lobby. Should you require special accommodations to participate in the meeting due to a disability, please contact the Community Development Department at least 24-hours in advance of the meeting at 562-567-9320.

NOTE: 72 hours prior to Planning Commission Meetings, the entire Planning Commission agenda package is available for review: 1) on the City's website at www.cityofwhittier.org under the *Agendas, Minutes & Videos* link in the City Services section; and, 2) upon request, at the reference desk in the Central Library (7344 Washington Avenue) and the Whittwood Branch Library (10537 Santa Gertrudes Avenue). The entire agenda package and any meeting related writings or documents provided to a majority of the Commission members after distribution of the agenda package are also available in the Community Development Department, Whittier City Hall, 13230 Penn Street. Any person with questions regarding items on the Planning Commission agenda should contact the Community Development Department at 562-567-9320.