



Legislation Details

**File #:** 21-1017      **Version:** 1      **Name:**

**Type:** Public Hearing      **Status:** Agenda Ready

**File created:** 11/3/2021      **In control:** Planning Commission

**On agenda:** 12/7/2021      **Final action:**

**Title:** Master Case No. 20-081; Design Review No. 20-030 - A proposal to construct a mixed-use development containing twenty-four (24) residential apartment units, an 1,800 square foot retail unit, and a 1,300 square foot restaurant unit on approximately 0.62 adjusted gross acres.

**RECOMMENDATION:**

Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2021-\_\_\_; and,

1. Determine that the project is Categorically Exempt pursuant to Section No. 15332 (Class No. 32, In-Fill Development Project) of the CEQA and Section No. 3.22 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act, and direct staff to file a Notice of Exemption; and,
2. Approve Design Review No. 20-030.

**APPLICANT:**

Milad Oueijan  
B-Hive Group  
2751 Rio Lempa Drive  
Hacienda Heights, CA 91745

**LOCATION:**

The project site is located at 13381 Foothill Boulevard (APN: 0229-052-11).

**PROJECT PLANNER:**

Cecily Session-Goins, Associate Planner

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Attachment No. 1 - Vicinity Map, 2. Attachment No. 2 - Site Plan, 3. Attachment No. 3 - Elevations, 4. Attachment No. 4 - Planning Commission Resolution and Conditions of Approval, 5. Attachment No. 5 - Notice of Exemption, 6. Attachment No. 6 - Public Hearing Notice

Date	Ver.	Action By	Action	Result
12/7/2021	1	Planning Commission	approve	Pass