

CITY OF SAN DIMAS PLANNING COMMISSION AGENDA

Regularly Scheduled Meeting
WEDNESDAY, APRIL 19, 2006 AT 7:00 P.M.
245 East Bonita Avenue, Council Chambers

CALL TO ORDER AND FLAG SALUTE

CONSENT CALENDAR

The following Consent Calendar items are expected to be routine and non-controversial. They will be acted on by the Commission at one time without discussion. Any item may be removed for discussion.

1. Approval of Minutes for April 5, 2006.
2. Approval of Tentative Tract Map 05-04 (TTM 062861) – A request to subdivide an existing 4.64-acre parcel into seven equestrian residential lots on the property located at 220 West Baseline Road.

RESOLUTION PC-1330

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF TENTATIVE TRACT MAP 05-04 (TTM 062861), A REQUEST TO SUBDIVIDE AN EXISTING 4.64 ACRE PARCEL INTO SEVEN EQUESTRIAN RESIDENTIAL LOTS ON THE PROPERTY LOCATED AT 220 WEST BASELINE ROAD

3. Approval of Zone Change 05-01 – A request to change zoning from Light Agriculture to Single-Family Agriculture – 20,000 on the property located at 220 West Baseline Road.

RESOLUTION PC-1331

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF ZONE CHANGE 05-01, A REQUEST TO CHANGE ZONING FROM LIGHT AGRICULTURE TO SINGLE-FAMILY AGRICULTURE – 20,000 ON THE PROPERTY LOCATED AT 220 WEST BASELINE ROAD

4. Approval of Municipal Code Text Amendment 06-01 – A request to revise Chapter 8.36 Noise Ordinance to allow an exception to exterior noise levels to exceed 65 dBA.

RESOLUTION PC-1332

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 06-01, A REVISION TO CHAPTER 8.36 NOISE ORDINANCE TO ALLOW AN EXCEPTION TO EXTERIOR NOISE LEVELS TO EXCEED 65 DBA

PUBLIC HEARINGS

The following items have been advertised and/or posted. The Chair will open the meeting to receive public testimony.

- **No Items Submitted.**

ORAL COMMUNICATIONS

This is the time and place for communications on items not previously included on the Agenda.

5. Director of Community Development
6. Members of the Audience
7. Planning Commission
 - Report on Meetings

AGENDA FORECAST

The next regularly scheduled Planning Commission meeting will be on May 3, 2006. At that meeting, the following item is scheduled for Public Hearing:

- **Tentative Tract Map 06-01; Conditional Use Permits 05-04, 06-02 and 06-03; Development Plan Review Board Case Nos. 06-24, 06-25 and 06-26** – The proposed project includes:
 - Demolition of existing “Flavor House” buildings;
 - Condominium map to subdivide property for separate ownership;
 - Street design revisions for San Dimas Ave.
 - Conditional Use Permit for development of a mixed use project with:
 - Seven live-work units, a residential unit with ground level office/commercial space;
 - 55 townhouses and condos ranging from one to three bedrooms;
 - 48 loft units; and
 - a 10,000 square foot commercial/office building.
 - Off-site and shared parking for commercial/office building.

- *The entire development project consists of 110 residential units and approximately 14,500 square feet of commercial/office.*

ADJOURNMENT

Meeting to adjourn to the regular Planning Commission Meeting on Wednesday, May 3, 2006 at 7:00 p.m. in the City Council Chambers, located at 245 E. Bonita Avenue, San Dimas.

Copies of staff reports and/or other written documentation pertaining to the items on the agenda are on file in the Planning Department and are available for public inspection during the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday. Information may be obtained by calling (909) 394-6250. Planning Commission minutes and agendas are also available on the City's website at: www.cityofsandimas.com

The City of San Dimas City Council Chamber is equipped with a hearing assistance system. Please contact the City Clerk prior to the meeting at 909/394-6216 to check out a receiver.

POSTING STATEMENT: On April 13, 2006, a true and correct copy of this agenda was posted on the bulletin boards at 245 East Bonita Avenue (San Dimas City Hall), 145 North Walnut Avenue (Los Angeles County Public Library, San Dimas branch), 300 East Bonita Avenue (United States Post Office), 1160 Via Verde Avenue (Von's shopping center), and the City's website at www.cityofsandimas.com