

CITY OF SAN DIMAS PLANNING COMMISSION AGENDA

Regularly Scheduled Meeting
WEDNESDAY, MAY 17, 2006 AT 7:00 P.M.
245 East Bonita Avenue, Council Chambers

CALL TO ORDER AND FLAG SALUTE

CONSENT CALENDAR

1. Approval of Minutes for May 3, 2006.

PUBLIC HEARINGS

2. CONSIDERATION OF 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.*

Environmental: Mitigated Negative Declaration

Applicant: William Fox Homes

RESOLUTION PC-1333

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF TENTATIVE TRACT MAP 06-01 (066251), A REQUEST TO SUBDIVIDE A 5.259 ACRE PROPERTY INTO 10 LOTS, ONE COMMERCIAL LOT AND NINE LOTS FOR CONDOMINIUM PURPOSES ON THE PROPERTY LOCATED ON THE EAST SIDE OF SAN DIMAS AVENUE SOUTH OF THE RAILROAD TRACKS AND NORTH OF ARROW HIGHWAY AT COMMERCIAL STREET

RESOLUTION PC-1334

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 05-04, A REQUEST BY WILLIAM FOX HOMES TO CONSTRUCT 14 RESIDENTIAL TOWNHOUSES, SEVEN OF WHICH ARE LIVE/WORK UNITS, ON THE PROPERTY LOCATED AT 210-350 SOUTH SAN DIMAS AVENUE (EAST SIDE OF SAN DIMAS AVENUE SOUTH OF THE RAILROAD TRACKS AT COMMERCIAL STREET)

RESOLUTION PC-1335

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 06-02, A REQUEST BY WILLIAM FOX HOMES TO CONSTRUCT A 96-UNIT TOWNHOUSE AND LOFT UNIT RESIDENTIAL PROJECT ON THE PROPERTY LOCATED IN THE 100 BLOCK OF EAST COMMERCIAL STREET

RESOLUTION PC-1336

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 06-03, A REQUEST BY WILLIAM FOX HOMES TO ALLOW OFF-SITE AND SHARED PARKING FOR A 9,600 SQUARE FOOT COMMERCIAL/OFFICE BUILDING LOCATED AT 360 SOUTH SAN DIMAS AVENUE

ORAL COMMUNICATIONS

3. **Director of Community Development**
4. **Members of the Audience**

5. Planning Commission
a. Report on Meetings

AGENDA FORECAST

The next regularly scheduled Planning Commission meeting will be on June 7, 2006. At that meeting, the following items are scheduled for Public Hearing:

- **No Items Submitted.**

ADJOURNMENT

Meeting to adjourn to the regular Planning Commission Meeting on Wednesday, June 7, 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 March 30, 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