

CITY OF SAN DIMAS PLANNING COMMISSION AGENDA

Regularly Scheduled Meeting
WEDNESDAY, FEBRUARY 21, 2007 AT 7:00 P.M.
245 East Bonita Avenue, Council Chambers

CALL TO ORDER AND FLAG SALUTE

CONSENT CALENDAR

1. Approval of Minutes for February 7, 2007.
2. Approval of Parcel Map 05-02 (26891) – A request to subdivide one (1) 145,090 sq. ft. parcel into two (2) parcels; Lot 1 is 65,165 sq. ft., Lot 2 is 79,925 sq. ft., located at 606 South Walnut Avenue, in the Single-Family Hillside (Private Horse Overlay) zone. (APN 8382-011-048) **(The public hearing for this item was conducted and concluded on February 7, 2007)**

RESOLUTION PC-1348

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP 05-02 (TPM 26891), A REQUEST TO SUBDIVIDE ONE LOT (3.33 ACRES) INTO TWO LOTS (LOT ONE: 1.5 ACRES AND LOT 2: 1.83 ACRES) AT THE PROPERTY LOCATED AT 606 S. WALNUT AVENUE IN THE SINGLE-FAMILY HILLSIDE (PRIVATE HORSE OVERLAY) ZONE (APN 8382-011-048)

3. Approval of D.P.R.B. Case No. 07-06 – A request to construct a 5,032 sq. ft. single-family residence at 1608 Calle Cristina, located in Specific Plan No. 11, submitted by Richard Lim. (APN 8448-038-047)

RESOLUTION PC-1349

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NO. 07-06, A REQUEST BY RICHARD LIM TO CONSTRUCT A 5,032 SQUARE FOOT SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 1608 CALLE CRISTINA, LOCATED IN SPECIFIC PLAN NUMBER 11 (APN 8448-038-047)

PUBLIC HEARINGS

4. **CONSIDERATION OF TENTATIVE TRACT MAP 04-01 (060865)** – A request to subdivide one (1) 7.75-acre lot into eighteen (18) single-family lots for the development of single-family homes, located at 309 N. Lone Hill Avenue (west side of Lone Hill at Overland Court), in the Single-Family 7,500 zone. Project access would be from Lone Hill Avenue via a gated, private street, and a private park is also proposed. (APN 8383-012-019)

Environmental: Mitigated Negative Declaration

Applicant: Guy Williams for Walton Development

RESOLUTION PC-1350

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF TENTATIVE TRACT MAP NO. 04-01 (60865), A REQUEST TO SUBDIVIDE A 7.75 ACRE PARCEL INTO 18 SINGLE FAMILY RESIDENTIAL LOTS ON THE PROPERTY LOCATED AT 309 NORTH LONE HILL AVENUE (APN 8383-012-019)

ORAL COMMUNICATION

5. **Planning Manager**
6. **Members of the Audience**
7. **Planning Commission**
 - a. Report on Meetings

AGENDA FORECAST

The next regularly scheduled Planning Commission meeting will be on March 7, 2007. At that meeting, the following item is scheduled for Public Hearing:

- **CONSIDERATION OF CONDITIONAL USE PERMIT 07-01** – A request, submitted by Arax and Sid Maksoudian, to allow off-sale alcoholic beverage sales (Type-21 General beer, wine and distilled spirits) in conjunction with a gourmet market/deli in a 1,215 square foot lease space in Historic Downtown, Area 2 C-G Creative Growth Zone, located at 120 West Bonita Avenue, Suite E. Staff has determined that this request is Categorically Exempt from environmental review under the California Environmental Quality Act Guidelines, Section 15303, because the proposed use would convert an

antique store into a different use and involves no modifications to the exterior of the structure. (APN 8390-023-019)

ADJOURNMENT

Meeting to adjourn to the regular Planning Commission Meeting on Wednesday, March 7, 2007 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 February 15, 2007, 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