

CITY OF SAN DIMAS PLANNING COMMISSION AGENDA

Regularly Scheduled Meeting
WEDNESDAY, MARCH 7, 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 21, 2007.
2. Approval of D.P.R.B. Case No. 07-11 – A request to construct three new two-story single-family residences located at 121 Puddingstone Drive (APN 8382-013-047, 048, 057); 125 Puddingstone Drive (APN 8382-013-041, 042); and 129 Puddingstone Drive (APN 8382-013-056), submitted by POM-L, Inc., located in the Single-Family 10,000 Zone.

RESOLUTION PC-1353

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NUMBER 07-11, A REQUEST BY CAMERON PROPERTIES INC. TO CONSTRUCT THREE NEW TWO STORY HOUSES AT 121 PUDDINGSTONE DRIVE (APN 8382-013-047, 048, 057), 125 PUDDINGSTONE DRIVE (APN 8382-013-041, 042), AND 129 PUDDINGSTONE DRIVE (APN 8382-013-056), LOCATED IN THE SINGLE FAMILY RESIDENTIAL 10,000 ZONE.

PUBLIC HEARINGS

3. CONSIDERATION OF CONDITIONAL USE PERMIT 07-02 – A request to convert an existing house into an office use, located at 512 East Bonita Avenue. The property is zoned Administrative Professional (APN 8390-014-023).

Environmental: Categorically Exempt – Class 1

Applicant: Joe Russell

RESOLUTION PC-1351

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT 07-02, A REQUEST BY JOE RUSSELL TO CONVERT AN EXISTING HOUSE TO AN OFFICE USE ON THE PROPERTY LOCATED AT 512 EAST BONITA AVENUE

4. **CONSIDERATION OF REVISION TO THE CONDITIONS OF APPROVAL FOR TENTATIVE TRACT MAP 06-01 (66251)** – A request to amend the Conditions of Approval for Tentative Tract Map 06-01 (66251) to clarify:

- The City of San Dimas rather than William Fox Homes will be responsible for undergrounding of utilities and street improvements on San Dimas Avenue;
- The Redevelopment Agency will cooperate in the construction cost of an on-site storm drain facility;
- Remove a condition requiring Los Angeles County Public Works Department approval of the on-site storm drain facilities.

All proposed changes are in accordance with the Owner Participation Disposition and Development Agreement between the San Dimas Redevelopment Agency and William Fox Homes approved by the Agency on January 31, 2006 and revised in the First Implementation Agreement approved on December 12, 2006. (APN 8390-018 -006 thru -012, -015 thru -018, -021, -027 (partial), -038, -039, -041)

Environmental: Prior Mitigated Negative Declaration

Applicant: William Fox Homes

RESOLUTION PC-1352

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING REVISION TO THE CONDITIONS OF APPROVAL FOR 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

5. **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)

Environmental: Categorical Exemption, Section 15303

Applicant: Arax and Sid Maksoudian

RESOLUTION PC-1354

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 07-01 FOR OFF-SALE ALCOHOL SALES IN THE CREATIVE GROWTH COMMERCIAL ZONE LOCATED AT 120 WEST BONITA AVENUE, SUITE E; AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 8390-023-019

ORAL COMMUNICATION

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

ADJOURNMENT

Meeting to adjourn to the regular Planning Commission Meeting on Wednesday, March 21, 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 March 2, 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