

# CITY OF SAN DIMAS PLANNING COMMISSION AGENDA

Regularly Scheduled Meeting  
WEDNESDAY, JULY 15, 2009 AT 7:00 P.M.  
245 East Bonita Avenue, Council Chambers

---

## CALL TO ORDER AND FLAG SALUTE

## CONSENT CALENDAR

1. Approval of Minutes: July 1, 2009

## PUBLIC HEARINGS

2. **CONSIDERATION OF CONDITIONAL USE PERMIT 09-03** – A Request to construct an additional 58 parking spaces at an existing lot and modify the front yard setback of an existing Conditional Use Permit located at 762 Cypress Street. (APN: 8385-013-05, -016, -017, and -018)

**Applicant:** McKinley Children's Center, Gary Bean

**Environmental:** Categorical Exemption 15301 – Existing Facilities

### RESOLUTION PC-1396

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 09-03, A REQUEST TO CONSTRUCT AN ADDITIONAL 58 PARKING SPACES AND MODIFY THE FRONT YARD SETBACK OF AN EXISTING CONDITIONAL USE PERMIT AT 762 WEST CYPRESS STREET

3. **ENVIRONMENTAL ASSESSMENT AND CONSIDERATION OF THE FOLLOWING RELATED APPLICATIONS FOR 8.53 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF EAST BONITA AVENUE AND SAN DIMAS CANYON ROAD: MUNICIPAL CODE TEXT AMENDMENT 09-01; REVISION TO TENTATIVE TRACT MAP 69609; DEVELOPMENT PLAN REVIEW NOS. 09-20 AND 09-21; PRECISE PLAN NO. 09-01 (APN: 8390-013-010, -011, -012)**

**Applicant:** VCH-San Dimas Company, LLC

**Environmental:** Mitigated Negative Declaration

RESOLUTION PC-1397

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF DEVELOPMENT PLAN REVIEW NO. 09-20, A REQUEST TO DEVELOP A 2.24 ACRE PROPERTY INTO A NEIGHBORHOOD RETAIL CENTER ON THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF BONITA AVENUE AND SAN DIMAS CANYON ROAD (APN: 8390-013-010, -011, -012)

RESOLUTION PC-1398

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF DEVELOPMENT PLAN REVIEW NO. 09-21 A REQUEST TO DEVELOP A 6.28 ACRE PROPERTY INTO 156 APARTMENTS ON THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF BONITA AVENUE AND SAN DIMAS CANYON ROAD (APN: 8390-013-010, -011, -012)

RESOLUTION PC-1399

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF PRECISE PLAN REVIEW 09-01 (DPRB 09-20 AND 09-21), A REQUEST TO CONSTRUCT A 19,969 SQUARE FOOT RETAIL CENTER AND 156 APARTMENTS AT THE NORTHWEST CORNER OF BONITA AVENUE AND SAN DIMAS CANYON ROAD (APN: 8390-013-010, -011, -012)

RESOLUTION PC-1400

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 09-01, A REQUEST TO AMEND SPECIFIC PLAN NO. 26 FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF BONITA AVENUE AND SAN DIMAS CANYON ROAD (APN: 8390-013-010, -011, -012)

RESOLUTION PC-1401

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF REVISION TO TENTATIVE TRACT MAP 69609, A REQUEST TO SUBDIVIDE AN 8.53 ACRE PROPERTY INTO SIX (6) LOTS ON THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF BONITA AVENUE AND SAN DIMAS CANYON ROAD (APN: 8390-013-010, -011, -012)

## **ORAL COMMUNICATION**

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

## **AGENDA FORECAST**

A special meeting of the Planning Commission will be held on July 29, 2009. At that meeting, the following items are scheduled for Public Hearing:

The following revised applications for the Grove Station Project:

- **General Plan Amendment 09-01** – A request to modify the density standards and description for the Downtown Mixed Use land use designation;
- **Conditional Use Permit 09-07** – A request to allow 95 affordable apartments in CG-3B zone;
- **Conditional Use Permit 09-08** – A request to modify parking requirements in conjunction with a 95-unit affordable apartment project.

## **ADJOURNMENT**

Meeting to adjourn to a special meeting of the Planning Commission on Wednesday, July 29, 2009 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](http://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 July 9, 2009, 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](http://www.cityofsandimas.com)