

# CITY OF SAN DIMAS PLANNING COMMISSION AGENDA

Regularly Scheduled Meeting  
WEDNESDAY, DECEMBER 1, 2010 AT 7:00 P.M.  
**270 SOUTH WALNUT AVENUE**  
**SHERIFF'S COMMUNITY MEETING ROOM**

---

## **CALL TO ORDER AND FLAG SALUTE**

## **CONSENT CALENDAR**

1. Approval of Minutes: November 3, 2010 (Davis absent)  
November 17, 2010

## **PUBLIC HEARINGS**

2. **CONSIDERATION OF PRECISE PLAN 10-01 AND CONDITIONAL USE PERMIT 10-07** –  
A request to construct a 674 square foot addition for a deli/sandwich shop and a 656 square foot covered patio for an outdoor eating area; and a request to Allow Outdoor Display/Sales of Product at an Existing Fruit Stand Business located at 264 East Foothill Boulevard. (APN: 8661-014-030) **(Continued from November 3, 2010)**

**Applicant:** Steve Rudy, Starberry Farms  
**Environmental:** Categorical Exemption Class 1 – Existing Facilities per CEQA 15332(2)

### RESOLUTION PC-1424

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF PRECISE PLAN REVIEW 10-01, A REQUEST TO CONSTRUCT A 674 SQ. FT. ADDITION FOR A DELI/SANDWICH SHOP AND A 656 SQ. FT. COVERED PATIO FOR AN OUTDOOR EATING AREA IN CONJUNCTION WITH AN EXISTING FRUIT STAND BUSINESS LOCATED AT 264 EAST FOOTHILL BOULEVARD (APN: 8661-014-030)

### RESOLUTION PC-1425

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 10-07, A REQUEST TO ALLOW FOR OUTDOOR DISPLAY/SALES AT AN EXISTING FRUIT STAND BUSINESS LOCATED AT 264 EAST FOOTHILL BOULEVARD (APN: 8661-014-030)

3. **CONSIDERATION OF FINAL ENVIRONMENTAL IMPACT REPORT** – a Request to approve the Response to Comments and Final EIR for the Brasada Residential Project, located on 273 acres in the western portion of the Northern Foothills of San Dimas. **(Continued from November 17, 2010)**

**Applicant:** NJD, Ltd.  
**Environmental:** Environmental Impact Report

RESOLUTION PC-1427

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT (VOLUMES ONE THROUGH THREE) SETTING FORTH FINDINGS REGARDING SAID FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND APPROVING A MITIGATION MONITORING AND REPORTING PROGRAM

4. **CONSIDERATION OF GENERAL PLAN AMENDMENT 08-02** – a Request to amend the General Plan to implement the NJD Settlement Agreement and accommodate the proposed Tentative Map design, including but not limited: Increasing the Maximum Allowable Density; Revising Recommended Environmental Thresholds and Appropriate Levels of Development; Revising Objectives and Policies; and **CONSIDERATION OF SPECIFIC PLAN AMENDMENT 08-04** – a Request to amend Specific Plan No. 25 to implement the NJD Settlement Agreement and to accommodate the proposed Tentative Map design, including but not limited to: Increasing the Maximum Allowable Density; Revising Standards for Lot Size, Open Space and “No Building” areas, Grading, Building Height, Lot and Site Design, and Access and Circulation, for the Brasada Residential Project, located on 273 acres in the western portion of the Northern Foothills of San Dimas. **(Continued from November 17, 2010)**

**Applicant:** NJD, Ltd.  
**Environmental:** Environmental Impact Report

RESOLUTION PC-1428

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 08-02, AMENDING VARIOUS GENERAL PLAN POLICIES AND OBJECTIVES AFFECTING THE NORTHERN FOOTHILLS

RESOLUTION PC-1429

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 08-04, AMENDING THE MAXIMUM ALLOWABLE DENSITY AND OTHER DEVELOPMENT STANDARDS IN SPECIFIC PLAN NO. 25 IN THE NORTHERN FOOTHILLS AREA

5. **CONSIDERATION OF TENTATIVE TRACT MAP 70583** – A request to develop 61 Single-Family Residential lots, Seven common area lots, One 83-acre parcel for potential open space, and Related Infrastructure for the Brasada Residential Project, located on 273 acres in the western portion of the Northern Foothills of San Dimas. **(Continued from November 17, 2010)**

**Applicant:** NJD, Ltd.  
**Environmental:** Environmental Impact Report

RESOLUTION PC-1430

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF TENTATIVE TRACT MAP NO. 70583, A REQUEST TO SUBDIVIDE APPROXIMATELY 270 ACRES INTO 61 RESIDENTIAL LOTS ON THE PROPERTY LOCATED AT NORTHERLY EXTENSION OF CATARACT AVENUE INTO THE NORTHERN FOOTHILLS (BRASADA RESIDENTIAL DEVELOPMENT)

6. **CONSIDERATION OF DEVELOPMENT AGREEMENT** – A request to enter into a statutory development agreement vesting certain land use entitlements and approvals granted by the City if the proposed project is approved, for the Brasada Residential Project, located on 273 acres in the western portion of the Northern Foothills of San Dimas. **(Continued from November 17, 2010)**

**Applicant:** NJD, Ltd.  
**Environmental:** Environmental Impact Report

RESOLUTION PC-1431

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING CITY COUNCIL APPROVAL OF A DEVELOPMENT AGREEMENT RELATING TO THE APPROVAL OF A RESIDENTIAL DEVELOPMENT FOR 61 SINGLE-FAMILY RESIDENTIAL LOTS IN THE NORTHERN FOOTHILLS OF SPECIFIC PLAN NO. 25

**COMMISSION BUSINESS**

7. **CONSIDERATION OF CLASSIFICATION OF USE 10-01** – A request to classify Jumping Jacks, a children's entertainment business that hosts birthday parties, as a gym, which is conditionally permitted within the Creative Growth Area 1 – Regional Commercial (CG-1). **(Continued from November 17, 2010)**

**Applicant:** J.J. Entertainment – Hanny and Sam Tadros

## RESOLUTION PC-1426

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS DENYING CLASSIFICATION OF USE 10-01, A REQUEST TO CLASSIFY JUMPING JACKS, A CHILDRENS ENTERTAINMENT BUSINESS THAT HOSTS BIRTHDAY PARTIES, AS A GYM WITHIN THE CREATIVE GROWTH AREA 1 – REGIONAL COMMERCIAL ZONE

### **ORAL COMMUNICATION**

8. **Director of Development Services**
9. **Members of the Audience**
10. **Planning Commission**
  - a. Report on Meetings

### **AGENDA FORECAST**

The next regularly scheduled Planning Commission meeting will be on Wednesday, December 15, 2010. At that meeting, the following item is scheduled for Public Hearing:

- **CONSIDERATION OF CONDITIONAL USE PERMIT 10-08** – A request to allow a Fresh & Easy market, located at 685 East Bonita Avenue, to sell beer, wine and distilled spirits for off-site consumption (APN: 8390-013-010)

### **ADJOURNMENT**

Meeting to adjourn to the regular meeting of the Planning Commission on Wednesday, December 15, 2010 at 7:00 p.m. in the Community Meeting Room of the San Dimas Sheriff's Station, 270 South Walnut Avenue, San Dimas, California.

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 can provide a hearing assistance device. Please contact the City Clerk prior to the meeting at 909/394-6216 to check out a receiver.

**POSTING STATEMENT:** On November 24, 2010, a true and correct copy of this agenda was posted on the bulletin boards at 186 Village Court (Temporary City Hall), 201 East Bonita Avenue (San Dimas Community/Senior Center), 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)