

CITY OF SAN DIMAS PLANNING COMMISSION AGENDA

Regularly Scheduled Meeting
THURSDAY, AUGUST 18, 2011 AT 7:00 P.M.
245 East Bonita Avenue, Council Chambers

CALL TO ORDER AND FLAG SALUTE

CONSENT CALENDAR

1. Approval of Minutes: July 7, 2011 (Bratt, Ensberg absent)
 July 21, 2011 (Davis, Schoonover absent)
 August 4, 2011 (Davis, Ensberg absent)

PUBLIC HEARINGS

2. **CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 11-01** – A request to amend Municipal Code Section 18.540.130.B (Specific Plan No. 24, Area 1 – Regional Commercial) to conditionally allow drive-through restaurants with audible speakers within 300 feet of residentially zoned properties, located at the southeast corner of Gladstone Street and Lone Hill Avenue in the Citrus Station Center (formerly known as Costco Center). APN: 8383-009-072 Associated Cases: Precise Plan 11-03, DPRB Case No. 11-34 and Conditional Use Permit 11-05.

Applicant: Costco Wholesale

Environmental: Previously Approved Environmental Impact Report

RESOLUTION PC-1445

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 11-01, AMENDING THE DRIVE-THROUGH RESTAURANT REQUIREMENTS OF CODE SECTION 18.540.130.B WITHIN SPECIFIC PLAN 24, AREA 1 – REGIONAL COMMERCIAL ZONE

3. **CONSIDERATION OF PRECISE PLAN 11-03 AND DPRB CASE NO. 11-34** – A request to construct and operate a 2,448 square foot drive-through restaurant (Panda Express) within the Citrus Station, located at the southeast corner of Gladstone Street and Lone Hill Avenue. APN: 8383-009-072 Associated Cases: Municipal Code Text Amendment 11-01 and Conditional Use Permit 11-05

Applicant: ITRA Group, Inc. on behalf of Panda Restaurant Group

Environmental: Previously Approved Environmental Impact Report

RESOLUTION PC-1446

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF PRECISE PLAN NO. 11-03 AND DEVELOPMENT PLAN REVIEW BOARD CASE NO. 11-19, A REQUEST TO CONSTRUCT AND OPERATE A 2,448 SQUARE FOOT DRIVE-THROUGH RESTAURANT (PANDA EXPRESS) WITHIN THE CITRUS STATION (APN: 8383-009-072)

4. **CONSIDERATION OF CONDITIONAL USE PERMIT 11-05** – A request to construct and operate a 2,448 square foot drive-through restaurant (Panda Express) within the Citrus Station, located at the southeast corner of Gladstone Street and Lone Hill Avenue. APN: 8383-009-072 Associated Cases: Municipal Code Text Amendment 11-01, Precise Plan No. 11-03 and DPRB Case No. 11-34

Applicant: ITRA Group, Inc. on behalf of Panda Restaurant Group

Environmental: Previously Approved Environmental Impact Report

RESOLUTION PC-1447

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT 11-05, A REQUEST TO CONSTRUCT AND OPERATE A 2,448 SQUARE FOOT DRIVE-THROUGH RESTAURANT (PANDA EXPRESS) WITHIN THE CITRUS STATION (APN: 8383-009-072)

5. **CONSIDERATION OF PRECISE PLAN 11-02, DPRB CASE NO. 11-14, TREE PERMIT 11-25 AND CONDITIONAL USE PERMIT 11-03** – A request to allow construction of a 7,537 square foot sit-down restaurant (Olive Garden), removal of 4 mature Oak trees and to allow a Type 47 On-Sale General alcohol license in conjunction with a restaurant use, located within Citrus Station (formerly known as the Costco Center), located at the southeast corner of Gladstone Street and Lone Hill Avenue. APN: 8383-009-073

Applicant: Tyler Holst, Kimley-Horn and Associates, Inc.

Environmental: Previously Approved Environmental Impact Report

RESOLUTION PC-1448

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF PRECISE PLAN NO. 11-02 AND DEVELOPMENT PLAN REVIEW BOARD CASE NO. 11-14, A REQUEST TO CONSTRUCT A 7,537 SQUARE FOOT SIT-DOWN RESTAURANT (OLIVE GARDEN) WITHIN THE CITRUS STATION (APN: 8383-009-073)

RESOLUTION PC-1449

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 11-03, A REQUEST TO AUTHORIZE THE SALE OF BEER, WINE, AND DISTILLED SPIRITS FOR ON-SITE CONSUMPTION (TYPE 47 LICENSE) IN CONJUNCTION WITH A PROPOSED RESTAURANT, OLIVE GARDEN, LOCATED WITHIN THE CITRUS STATION SHOPPING CENTER (APN: 8383-009-073)

COMMISSION BUSINESS

6. **CONSIDERATION OF MODIFICATION OF DEVELOPMENT STANDARD 11-01** – A request to reduce the required 20-foot front yard setback to 15 feet on seven of the 18 residential lots within “The Estates at Lone Hill” development project located at 309 N. Lone Hill Avenue (APN: 8383-012-019) Associated Case: TTM 60865

Applicant: Keith Herren on behalf of Williams Home

RESOLUTION PC-1450

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING MODIFICATION OF DEVELOPMENT STANDARD 11-01, A REQUEST TO REDUCE THE REQUIRED 20-FOOT FRONT YARD SETBACK TO 15 FEET ON SEVEN OF THE 18 RESIDENTIAL LOTS WITHIN “THE ESTATES AT LONE HILL” (TTM 60865)

ORAL COMMUNICATION

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

AGENDA FORECAST

The next regularly scheduled Planning Commission meeting will be on Wednesday, September 7, 2011. At that meeting, the following items are scheduled for Public Hearing:

- No Items Submitted

ADJOURNMENT

Meeting to adjourn to a regular meeting of the Planning Commission on Wednesday, September 7, 2011 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 Division 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 August 12, 2011, 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), and a courtesy posting at 1160 Via Verde Avenue (Von's shopping center), and the City's website at www.cityofsandimas.com