

CITY OF SAN DIMAS PLANNING COMMISSION AGENDA

Regularly Scheduled Meeting
THURSDAY, JUNE 20, 2013 AT 7:00 P.M.
245 East Bonita Avenue, Council Chambers

CALL TO ORDER AND FLAG SALUTE

CONSENT CALENDAR

1. Approval of Minutes: May 16, 2013

PUBLIC HEARINGS

2. **CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 12-02; AND CONDITIONAL USE PERMITS 12-06 AND 12-07** - A request to demolish the existing 1,568 square foot gas station attendant building/convenience store and construct a new 2,561 square foot attendant building and convenience store with a take-out restaurant, located at 105 E. Arrow Highway. (APN: 8390-018-023) ***Associated Case: DPRB Case No. 12-19***

Applicant: Steve Eide, Drafting and Design Ltd.

Environmental: CEQA Categorical Exemption per Section Section 15332, Class 32 – In-Fill Development Project

COMMISSION BUSINESS

3. **CONSIDERATION OF CLASSIFICATION OF USE 13-01** – A request to classify a medical inpatient rehabilitation facility (congregate living health facility) as similar to a hospital, which is a conditionally permitted use in the A-P Administrative Professional zone. The applicant is requesting the Classification of Use to facilitate a proposed project for two vacant lots at 1136 and 1148 W. Puente Avenue. The request would affect all A-P zoned properties.

Applicant: Keith Underwood, HealthCap Partners, LLC

RESOLUTION PC-1486

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CLASSIFICATION OF USE CASE NO 13-01, A REQUEST TO ALLOW A CONGREGATE LIVING HEALTH FACILITY FOR INPATIENT MEDICAL REHABILITATION CARE IN THE A-P ADMINISTRATIVE PROFESSIONAL ZONE

4. **REVIEW AND REPORT TO CITY COUNCIL REGARDING MUNICIPAL CODE TEXT AMENDMENT 12-03** – A proposal to Amend Section 18.542.250 and other Sections as deemed appropriate of the San Dimas Municipal Code, to allow an up to 950 Square Foot Second-Story Architectural Element on lots with a One-Story Height Limit and other associated revisions, as deemed appropriate.

Applicant: Stan Stringfellow, agent for NJD Ltd.

Environmental: A Final Environmental Impact Report was previously certified for changes to Specific Plan No. 25, provided that all adopted mitigation measures are complied with. No new environmental impacts have been identified.

ORAL COMMUNICATION

5. Assistant City Manager for Community Development

6. Members of the Audience

(Members of the audience are invited to address the Planning Commission on any item not on the agenda. Under the provisions of the Brown Act, the Commission is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date.)

7. Planning Commission

- a. Report on Meetings

ADJOURNMENT

Meeting to adjourn to the regular Planning Commission meeting on Thursday, July 18, 2013 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 June 17, 2013, 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