

CITY OF SAN DIMAS PLANNING COMMISSION AGENDA

Regularly Scheduled Meeting
THURSDAY, DECEMBER 19, 2013 AT 7:00 P.M.
245 East Bonita Avenue, Council Chambers

CALL TO ORDER AND FLAG SALUTE

CONSENT CALENDAR

1. Approval of Minutes: November 21, 2013

PUBLIC HEARING

2. **CONSIDERATION OF DEVELOPMENT PLAN REVIEW BOARD CASE NO. 13-12, CONDITIONAL USE PERMIT 13-01, AND PRECISE PLAN 13-01**– A request to construct and operate an approximately 10,000 square foot single-story medical inpatient facility and approximately 2,400-square foot single-story outpatient facility for physical, speech, and occupational therapy on a vacant site of approximately 1.8 acres at 1136 and 1148 W. Puente Street, near the intersection of Puente Street and Via Verde in the Office/Professional Land Use Designation, Administrative Professional (A-P) Zone, and Scenic Highway Overlay (SHO) (APN's 8448-020-069 and 8448-020-070). The Development Plan Review Board (DPRB) and Precise Plan (PP) applications are required for the architecture, design, and development of the site. A Conditional Use Permit (CUP) application is required for the use of the medical inpatient facility (congregate living health facility), elimination of walls and use of openwork fencing, and a reduction of the required parking by seven spaces.

Applicant: Keith Underwood, HealthCap Partners

Environmental: Categorical Exemption Article 19, Section 15332: In-Fill Development Projects

RESOLUTION PC-1496

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF CONDITIONAL USE PERMIT 13-01, A REQUEST TO OPERATE A MEDICAL INPATIENT FACILITY (CONGREGATE LIVING HEALTH FACILITY) WITH A MAXIMUM OF 15 PATIENTS, TO ELIMINATE SOLID MASONRY WALLS AT A ZONE BOUNDARY, AND TO WAIVE SEVEN PARKING SPACES AT 1136 AND 1148 W. PUENTE STREET (APN'S 8448-020-069 AND 8448-020-070)

RESOLUTION PC-1497

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PRECISE PLAN 13-01, A REQUEST FOR DEVELOPMENT WITHIN THE SCENIC HIGHWAY OVERLAY AT 1136 AND 1148 W PUENTE STREET (APN'S 8448-020-069 AND 8448-020-070)

COMMISSION BUSINESS

3. Assistant City Manager for Community Development

4. 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.)

5. Planning Commission

- a. Report on Meetings

ADJOURNMENT

Meeting to adjourn to the regular Planning Commission meeting on Thursday, January 2, 2014 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 December 12, 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