

CITY OF SAN DIMAS PLANNING COMMISSION AGENDA

Regularly Scheduled Meeting
THURSDAY, JANUARY 16, 2014 AT 7:00 P.M.
245 East Bonita Avenue, Council Chambers

CALL TO ORDER AND FLAG SALUTE

CONSENT CALENDAR

1. Approval of Minutes: December 19, 2013 (Ensberg absent)

PUBLIC HEARINGS

2. **CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 13-07; CONDITIONAL USE PERMIT 12-07; AND DPRB CASE NO 12-19** - A request to amend Code Section 18.140.090.C.6.b to reduce the 25-foot setback to 15 feet along Arrow Highway within the Creative Growth, Area 3A and 3C Zone. There is also a request to demolish the existing 1,568 sq. ft. gas station attendant building/convenience store and construct a new 2,561 sq. ft. attendant building and convenience store with a take-out restaurant. The gas pump canopy will be remodeled and expanded but remain in the same location, while the rest of the site will be completely remodeled and re-landscaped, located at 105 E. Arrow Highway. (APN: 8390-018-023)

Applicant: Steve Eide, Drafting and Design Ltd.

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

RESOLUTION PC-1498

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 13-07, TO REDUCE THE 25-FOOT SETBACK TO 15 FEET ALONG ARROW HIGHWAY WITHIN THE CREATIVE GROWTH, AREA 3A AND 3C ZONE

RESOLUTION PC-1499

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 12-07, A REQUEST TO CONSTRUCT A 2,561 SQ. FT. GAS STATION ATTENDANT BUILDING AND CONVENIENCE STORE WITH A TAKE-OUT RESTAURANT ON THE PARCEL LOCATED AT 105 EAST ARROW HIGHWAY (APN: 8390-018-023)

RESOLUTION PC-1500

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF DEVELOPMENT PLAN REVIEW BOARD CASE NO. 12-19, A REQUEST TO DEMOLISH THE EXISTING 1,568 SQ. FT. GAS STATION ATTENDANT BUILDING/CONVENIENCE STORE AND CONSTRUCT A NEW 2,561 SQ. FT. ATTENDANT BUILDING AND CONVENIENCE STORE WITH A TAKE-OUT RESTAURANT. THE GAS PUMP CANOPY WILL BE REMODELED AND EXPANDED BUT REMAIN IN THE SAME LOCATION. THE REST OF THE SITE WILL BE COMPLETELY REMODELED AND RE-LANDSCAPED. PROPERTY ADDRESS: 105 E. ARROW HIGHWAY (APN: 8390-018-023)

ORAL COMMUNICATION

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, February 6, 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 January 9, 2014, 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