

# CITY OF SAN DIMAS PLANNING COMMISSION AGENDA

Regularly Scheduled Meeting  
THURSDAY, FEBRUARY 6, 2014 AT 7:00 P.M.  
245 East Bonita Avenue, Council Chambers

---

---

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

## **CONSENT CALENDAR**

1. Approval of Minutes: January 16, 2014 (Davis absent)

## **COMMISSION BUSINESS**

### **2. CONSIDERATION OF A REQUEST TO INITIATE THE FOLLOWING APPLICATIONS:**

- **Municipal Code Text Amendment 13-08** – A request to create a new Specific Plan zone for a 48-unit single-family detached residential development.
- **Zone Change 13-01** – A request to rezone the project site from Light Agriculture (AL) to a new Specific Plan which would allow for the proposed development, as well as rezoning a small portion of City land (3,500 sq. ft. +/-) from Open Space (OS) to the new Specific Plan; this land will be acquired by the applicant through a Development Agreement.
- **General Plan Amendment 13-01** – A request to change the Land Use Map designation of the project site from Open Space (OS) to Multi-Family Medium (8.1 to 12 units to the acre), as well as change a small portion of City land (3,500 sq. ft. +/-) from Open Space (OS) to Multi-Family Medium (8.1 to 12 units to the acre).

### **Associated Cases:**

- **DPRB Case No. 13-20 & Precise Plan 13-03** – A request to develop a 48-unit two-story, single-family residential project as part of a private gated community on a six acre site.
- **Tentative Tract Map 13-01 (72368)** – A request to subdivide two lots into 48 single-family lots and several HOA common area lots; final number has not been determined.
- **Tree Removal 13-27** – A request to remove 56 of the 59 trees on site; a tree replacement plan will be required as part of this application.

**Applicant:** The Olson Company

**Environmental:** Mitigated Negative Declaration

**3. CONSIDERATION OF A REQUEST TO INITIATE THE FOLLOWING APPLICATIONS:**

- **Municipal Code Text Amendment 13-06** – A request to amend Specific Plan No. 23, Planning Area 1 – Business Park District to allow for multi-family residential developments.
- **General Plan Amendment 14-01** – A request to change the Land Use Map designation from Industrial to Multi-Family High (12.1 to 16 units to the acre) for the lots within Specific Plan No. 23, Planning Area 1.

**Associated Cases:**

- **DPRB Case No. 13-31** – A request to develop a 49-unit three-story townhome development within a gated community on a 3.65 acre site located at 155 N. Eucla Avenue.
- **Tentative Tract Map 13-02 (72590)** – A request to subdivide the subject site into a condominium map for 49 units and the associated HOA common areas. The condos will be sold as townhomes.
- **Tree Removal 14-05** – A request to remove an unknown number of trees from the site; a comprehensive tree survey is currently being conducted at this time and will be submitted to the City for review. A tree replacement plan will be required as part of this application.

**Applicant:** City Ventures

**Environmental:** Mitigated Negative Declaration

**ORAL COMMUNICATION**

**4. Assistant City Manager for Community Development**

**5. 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.)

**6. Planning Commission**

- a. Report on Meetings

**ADJOURNMENT**

Meeting to adjourn to the regular Planning Commission meeting on Thursday, February 20, 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](http://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 31, 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](http://www.cityofsandimas.com)