

**CITY OF SAN DIMAS  
DEVELOPMENT PLAN REVIEW BOARD AGENDA**

**THURSDAY, JUNE 12, 2014 at 8:30 A.M.  
245 EAST BONITA AVENUE  
COUNCIL CHAMBERS CONFERENCE ROOM**

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**CALL TO ORDER**

**APPROVAL OF MINUTES**

May 8, 2014 and May 22, 2014

**HEARING**

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**1. DPRB Case No. 14-20**

A request to allow outdoor seating within the Public Right-of-Way for Rail Side Café located at 322 S. San Dimas Avenue (Grove Station).

APN: 8390-018-090

Zone: Creative Growth 3 (CG-3)

Applicant: Josee Normand

Planner: Luis Torrico

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**2. DPRB Case No. 13-31 and Tree Removal Permit No. 14-05**

A request to develop 47 two- and three-story townhomes on approximately 3.65 acres in a gated community located at 155 N. Eucla Avenue. The residential units will range in size from 1,315 sq. ft. to 1,838 sq. ft. Each unit will have a two-car garage (totaling 94 parking spaces) and an additional 48 on-site parking stalls for residents and visitors; 52,800 sq. ft. of open space including a private community garden, green space and recreational activities, a horseshoe pit and bocce ball court at the west side of the project.

Associated Case: Tentative Tract Map 72590 (TTM 13-02), Amendment to Specific Plan No. 23, General Plan Amendment 14-01, Municipal Code Text Amendment 13-06 and Mitigated Negative Declaration.

APN's: 8386-006-010, 025 – 029

Zone: Specific Plan No. 23

Applicant: City Ventures

Planner: Marco Espinoza

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**3. DPRB Case No. 13-20, Precise Plan No. 13-03 and Tree Removal Permit No. 13-27**

A request to develop 48 two-story, single-family detached residences on approximately 6.4 acres in a gated community located at 299 E. Foothill Boulevard. The homes will range in size from 1,620 sq. ft. to 1,953 sq. ft. on lots ranging in size from 2,560 sq. ft. to 2,816 sq. ft. The project will also provide for a 24,928 sq. ft. of central neighborhood recreation area at the east end of the site consisting of a swimming pool, children's play area, bocce ball and horseshoes. Walnut Avenue will provide access to the project from Foothill Boulevard and continue north onto the site.

Associated Case: Tentative Tract Map 72368 (TTM 13-01), Zone Change 13-01, Specific Plan No. 27, General Plan Amendment 13-01, a Mitigated Negative Declaration and a Development Agreement with the City.

APN's: 8665-008-016 and 017

Zone: Light Agricultural (A-L)

Applicant: The Olson Company

Planner: Marco Espinoza

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**ORAL COMMUNICATIONS**

(Members of the audience are invited to address the Board on any item not on the agenda. Under the provisions of the Brown Act, the Board 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. The Public Comment period is limited to 30 minutes. Each speaker shall be limited to three (3) minutes.)

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**Adjournment**

Copies of staff reports and/or other written documentation pertaining to the items on the agenda are on file in the Planning Department and are available for public inspection during the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday.