

CITY OF SAN DIMAS PLANNING COMMISSION AGENDA

Regularly Scheduled Meeting
THURSDAY, OCTOBER 2, 2014 AT 7:00 P.M.
245 East Bonita Avenue, Council Chambers

CALL TO ORDER AND FLAG SALUTE

CONSENT CALENDAR

1. Approval of Minutes: September 18, 2014

PUBLIC HEARING

2. ENVIRONMENTAL ASSESSMENT AND CONSIDERATION OF THE FOLLOWING APPLICATIONS FOR THE PROPERTY LOCATED AT 299 E. FOOTHILL BOULEVARD, APNS 8665-008-016 & -017 AND A PORTION OF 8665-007-900 & -905: (Continued from September 18, 2014)

GENERAL PLAN AMENDMENT 13-01: A request to amend the General Plan Land Use Designation from "Open Space" to "Residential Low" to allow for a density level of 3.1 to 6 units per acre (Revised); and

MUNICIPAL CODE TEXT AMENDMENT 13-08: A request to create a new "Specific Plan No. 27" that would allow for a 38-unit single-family detached residential development (Revised); and

ZONE CHANGE 13-01: A request to change the zone of the site from Light Agricultural (A-L) and Open Space (OS) to Specific Plan No. 27. The Open Space portion of land is excess City land within and adjacent to Horsethief Canyon Park; this land will be acquired by the applicant through a Development Agreement; and

TENTATIVE TRACT MAP 72368 (TTM 13-01): A request to subdivide the subject site into 38 single-family residential lots with ten (10) common use lots to be maintained by the Homeowner's Association (Revised); and

DEVELOPMENT PLAN REVIEW BOARD CASE NO. 13-20 AND PRECISE PLAN NO. 13-03: A request to develop a non-gated community with 38 two-story, single-family detached residences on a 6.4 acre site. The homes will range in size from 2,175 sq. ft. to 2,475 sq. ft. on lots ranging in size from 3,010 sq. ft. to 3,430 sq. ft. (Revised); and

TREE REMOVAL NO. 13-27: A request to remove 53 of the 56 trees from the subject site; a tree replacement plan will be required and be incorporated into the landscape plan; and

MITIGATED NEGATIVE DECLARATION WITH MITIGATION MEASURES AND A DEVELOPMENT AGREEMENT WITH THE CITY: An Agreement to purchase approximately 20,000 sq. ft. of excess area of land within and adjacent to the City's Horsethief Canyon Park and to not allow for increases in the Development Fees and certain impact fees relating to the proposed development for a time period of ten (10) years in order to allow for the construction of the project.

Applicant: The Olson Company
Environmental: Mitigated Negative Declaration

3. **CONSIDERATION OF THE FOLLOWING APPLICATIONS FOR THE PROPERTY LOCATED AT 1022-1048 WEST GLADSTONE STREET WITHIN SPECIFIC PLAN NO. 24 AREA 1 ZONE – REGIONAL COMMERCIAL (SP-24) (APNS: 8383-009-077, -080):**

CONDITIONAL USE PERMIT 14-05: A request to allow the operation of two eating establishments with drive-through service within the Citrus Station (Costco) commercial center.

DEVELOPMENT PLAN REVIEW BOARD CASE NO. 14-25 AND PRECISE PLAN NO. 14-01: A request to construct an 11,234 square foot and a 6,296 square foot multi-tenant commercial building within the Citrus Station (Costco) commercial center.

TREE REMOVAL PERMIT NO. 14-28: – A request to remove one mature oak tree from the subject site and replace with four (4) replacement oak trees within the Citrus Station (Costco) commercial center.

Applicant: Alex Gonzalez, Evergreen Development
Environmental: This project was anticipated under a prior FEIR (Final Environment Impact Report) for the development of the shopping center. The FEIR was approved by the Planning Commission in November 2004 and by the City Council in February 2005.

RESOLUTION PC-1522

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 14-05, A REQUEST TO ALLOW THE OPERATION OF TWO EATING ESTABLISHMENTS WITH DRIVE-THROUGH SERVICE LOCATED AT 1022-1048 GLADSTONE STREET WITHIN SPECIFIC PLAN NO. 24 – AREA 1 (SP-24) (APN'S: 8383-009-077 - 080)

RESOLUTION PC-1523

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF DEVELOPMENT PLAN REVIEW BOARD CASE NO. 14-25, PRECISE PLAN 14-01 AND TREE REMOVAL PERMIT 14-28, A REQUEST TO ALLOW THE CONSTRUCTION OF TWO MULTI-TENANT COMMERCIAL BUILDINGS TO INCLUDE AT LEAST TWO RESTAURANTS LOCATED AT 1022-1048 GLADSTONE STREET WITHIN SPECIFIC PLAN NO. 24 – AREA 1 (SP-24) (APN'S: 8383-009-077 - 080)

4. **CONSIDERATION OF CONDITIONAL USE PERMIT 14-06** – A request to allow the operation of health/exercise club use (Crunch Gym) within Creative Growth Area 1 Zone – Regional Commercial (CG-1), located at 192 Village Court. (APN: 8386-008-057)

Applicant: Bryan Montoya, Crunch Gym
Environmental: CEQA Title 14, Article 19 Categorical Exemption Section 15301 Existing Facilities

RESOLUTION PC-1524

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 14-06, A REQUEST TO ALLOW THE OPERATION OF A HEALTH/EXERCISE CLUB USE (CRUNCH GYM) LOCATED AT 192 VILLAGE COURT WITHIN CREATIVE GROWTH AREA 1 ZONE – REGIONAL COMMERCIAL (CG-1) (APN: 8386-08-057)

ORAL COMMUNICATION

5. Community Development Department

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, October 16, 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 September 26, 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