

CITY OF SAN DIMAS PLANNING COMMISSION AGENDA

Regularly Scheduled Meeting
THURSDAY, NOVEMBER 20, 2014 AT 7:00 P.M.
245 East Bonita Avenue, Council Chambers

CALL TO ORDER AND FLAG SALUTE

CONSENT CALENDAR

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

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 NOVEMBER 6, 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 36-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 36 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 36 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 3,264 sq. ft. to 6,040 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

RESOLUTION PC-1526

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF GENERAL PLAN AMENDMENT 13-01, AMENDING THE LAND USE DESIGNATION MAP FROM OPEN SPACE TO RESIDENTIAL LOW (3.1 - 6) FOR THE PROPERTY LOCATED AT 299 EAST FOOTHILL BOULEVARD (APN'S: 8665-008-016 & -017 AND A PORTION OF 8665-007-900 & -905)

RESOLUTION PC-1527

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF MUNICIPAL CODE TEXT AMENDMENT 13-08 AMENDING CHAPTER 18 ZONING TO CREATE A NEW SPECIFIC PLAN NO. 27 FOR THE DEVELOPMENT OF A 36 SINGLE-FAMILY DETACHED RESIDENTIAL LOTS FOR THE PROPERTY AT 299 EAST FOOTHILL BOULEVARD (APN'S: 8665-008-016 & -017 AND A PORTION OF 8665-007-900 & 905)

RESOLUTION PC-1528

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONE CHANGE 13-01, A REQUEST TO CHANGE THE ZONING FROM LIGHT AGRICULTURAL (AL) AND OPEN SPACE (OS) TO SPECIFIC PLAN NO. 27 FOR THE PROPERTY LOCATED AT 299 EAST FOOTHILL BOULEVARD (APN'S: 8665-008-016 & -017 AND A PORTION OF 8665-007-900 & -905)

RESOLUTION PC-1529

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF TENTATIVE TRACT MAP 72368 (TTM 13-01), A REQUEST TO PROCESS A TENTATIVE TRACT MAP TO DEVELOP 36 SINGLE-FAMILY RESIDENTIAL LOTS AND TEN (10) HOA COMMON AREA LOTS LOCATED AT 299 EAST FOOTHILL BOULEVARD (APN'S: 8665-008-016 & -017 AND A PORTION OF 8665-007-900 & -905)

RESOLUTION PC-1530

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF DEVELOPMENT PLAN REVIEW BOARD CASE NUMBER 13-20, PRECISE PLAN NO. 13-03, AND TREE REMOVAL PERMIT 13-27, A REQUEST TO DEVELOP 36 TWO-STORY SINGLE-FAMILY DETACHED RESIDENCES ON A 6.4 ACRE LOT AND THE REMOVAL OF 53 TREES FROM THE SITE LOCATED AT 299 EAST FOOTHILL BOULEVARD (APN'S: 8665-008-016 & -017 AND A PORTION OF 8665-007-900 & -905)

RESOLUTION PC-1531

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A DEVELOPMENT AGREEMENT RELATING TO THE APPROVAL OF A RESIDENTIAL DEVELOPMENT FOR 36 SINGLE-FAMILY RESIDENTIAL LOTS WITHIN SPECIFIC PLAN NO 27

3. **CONSIDERATION OF CONDITIONAL USE PERMIT 14-07, A REQUEST TO ALLOW THE OPERATION OF A 2,400 SQUARE FOOT MARTIAL ARTS STUDIO AT 146 EAST BONITA AVENUE IN THE CREATIVE GROWTH ZONE, AREA 2 (CG-2) (APN: 8390-017-029)**

Applicant: Shelly Toland & Chris Casamassa, Red Dragon Karate
Environmental: CEQA Title 14, Article 19 Categorical Exemption Section 15301 Existing Facilities

RESOLUTION PC-1532

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 14-07, A REQUEST TO ALLOW THE OPERATION OF A MARTIAL ARTS STUDIO LOCATED AT 146 EAST BONITA AVENUE WITHIN CREATIVE GROWTH AREA 2 ZONE – FRONTIER VILLAGE (CG-2) (APN: 8389-017-029)

ORAL COMMUNICATION

4. **Community Development Department**

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, December 4, 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 November 14, 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