

# CITY OF SAN DIMAS PLANNING COMMISSION AGENDA

Regularly Scheduled Meeting  
THURSDAY, JULY 7, 2016 AT 7:00 P.M.  
245 East Bonita Avenue, Council Chambers

---

## CALL TO ORDER AND FLAG SALUTE

## APPROVAL OF MINUTES

1. June 16, 2016

## PUBLIC HEARINGS

2. **CONSIDERATION OF VARIANCE 16-01** – A request for a variance from the following Single-Family Downtown Residential Zone development standards: (1) allow the development of an undersized (5,600 sq. ft.) parcel which does not comply with the minimum lot size of 7,000 square feet, and (2) to increase the 35% lot coverage maximum to 40% to allow the construction of a 1,466 square foot one-story single-family home with a 525 square foot detached two-car garage located at 244 West 1<sup>st</sup> Street. (APN: 8387-014-049) **Associated Case: DPRB Case No. 16-07**

**Applicant:** Rick Fujimoto

**Environmental:** CEQA Title 14, Article 19 Categorical Exemption Section 15303(a) Class 3 – Construction of new, small structures (single family residence) in a residential zone.

## RESOLUTION PC-1567

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, APPROVING VARIANCE 16-01, A REQUEST FOR A VARIANCE FROM THE FOLLOWING SINGLE-FAMILY DOWNTOWN RESIDENTIAL DEVELOPMENT STANDARDS: (1) ALLOW THE DEVELOPMENT OF AN UNDERSIZED (5,600 SQ. FT.) PARCEL WHICH DOES NOT COMPLY WITH THE MINIMUM LOT SIZE OF 7,000 SQUARE FEET, AND (2) TO INCREASE THE 35% LOT COVERAGE MAXIMUM TO 40% TO ALLOW THE CONSTRUCTION OF A 1,466 SQUARE FOOT ONE-STORY SINGLE-FAMILY HOME WITH A 525 SQUARE FOOT DETACHED TWO-CAR GARAGE LOCATED AT 244 WEST 1<sup>ST</sup> STREET (APN: 8387-014-049)

## **ORAL COMMUNICATION**

### **3. Community Development Department**

#### **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, July 21, 2016 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)



**Notice Regarding American with Disabilities Act:** In compliance with the ADA, if you need assistance to participate in a city meeting, please contact the City Clerk's Office at (909) 394-6216. Early notification before the meeting you wish to attend will make it possible for the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

**POSTING STATEMENT:** On June 30, 2016, 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)