

**CITY OF SAN DIMAS
PLANNING COMMISSION
NOTICE OF CONTINUED PUBLIC HEARING**

SUBJECT: ENVIRONMENTAL ASSESSMENT AND CONSIDERATION OF THE FOLLOWING APPLICATIONS FOR PORTION OF THE CITY THAT INCLUDES THE 200 BLOCK OF WEST ALLEN AVENUE, THE 800 BLOCK OF NORTH CATARACT AND A PORTION OF THE 700-800 BLOCKS OF NORTH SAN DIMAS AVENUE THAT ENCOMPASSES A TOTAL AREA OF 27.41 ACRES:

General Plan Amendment 15-01: A request to amend the General Plan Land Use Designation from Single-Family Very Low to Single-Family Low to allow for a density level of 3.1 to 6 units per acre; and

Zone Change 15-01: A request to change the zone of the project area from the Single-Family Agricultural Zone to Single-Family with a minimum lot size of 7,500 square feet; and

Tentative Tract Map 73711 (TTM 15-01): A request to consolidate eight (8) residential parcels or portion of, within the 27.41 acres that comprises a total area of 10.55 acres to be subdivided into 32 residential parcels and four common area lots.

LOCATION: 200 Block of West Allen Avenue, the 800 Block of North Cataract and a portion of the 700-800 Blocks of North San Dimas Avenue.

REQUEST: The proposed General Plan Amendment proposes to amend the General Plan Land Use designation from Single Family Very Low to Single Family Low which allows a density of 3.1 – 6 units per acre and change the zoning classification from Single Family Agriculture and Light Agriculture to Single Family with a minimum lot size of 7,500 square feet for a Project Area measuring 27.41 acres.

The project also includes Tentative Tract Map No. 73711 (Oak Valley Subdivision) to subdivide eight parcels with a total area of 10.55 acres to create 32 residential parcels within the 27.41 acres.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared and was circulated for public review on September 9 through October 4, 2016. A copy of the Mitigated Negative Declaration of Environmental Impact is on file in the Planning Division and is also available in the City's website.

APPLICANT: MJW Investments, LLC

STAFF CONTACT: Luis Torrico, Associate Planner

PUBLIC HEARING LOCATION: City Hall Council Chambers, 245 E. Bonita Avenue
San Dimas, California 91773

HEARING PLACE, DATE AND TIME: Thursday, February 16, 2017
at 7:00 p.m.

A detailed description of the subject application is on file in the Planning Division at City Hall. If you would like more information about the proposed project prior to the public hearing, please contact Luis Torrico in the Planning Division at 909-394-6250 to request information about this project.

The City is requesting your participation in this public hearing process. If you are unable to attend, you can submit written comments in favor of or in opposition to this project. Correspondence should be addressed to the City of San Dimas, Planning Division, 245 East Bonita Avenue, San Dimas, CA 91773 or email to ltorrico@ci.san-dimas.ca.us

If you challenge the action taken on this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, this public hearing.

EXISTING SITE



PROPOSED SUBDIVISION

