

CITY OF SAN DIMAS PLANNING COMMISSION AGENDA

Regularly Scheduled Meeting
THURSDAY, February 16, 2017 AT 7:00 P.M.
245 East Bonita Avenue, Council Chambers

CALL TO ORDER AND FLAG SALUTE

APPROVAL OF MINUTES

1. January 19, 2017

PUBLIC HEARINGS

(CONTINUED FROM JANUARY 19, 2017)

2. **ENVIRONMENTAL ASSESSMENT AND CONSIDERATION OF THE FOLLOWING APPLICATIONS FOR THE 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.

RESOLUTION PC-1571

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 15-01, AMENDING THE LAND USE DESIGNATION FROM SINGLE FAMILY VERY LOW (0.2-3) TO SINGLE FAMILY LOW (3.1-6) FOR THE PROPERTIES LOCATED AT 130 WEST ALLEN AVENUE, 136 WEST ALLEN AVENUE, 144 WEST ALLEN AVENUE, 200 WEST ALLEN AVENUE, 741 NORTH SAN DIMAS AVENUE AND 811 NORTH SAN DIMAS AVENUE (APN'S: 8392-013-021, 022, 023, 028, 029, 031, 032 AND 8392-014-037)

RESOLUTION PC-1572

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE CHANGE 15-01, A REQUEST TO CHANGE THE ZONE FROM SINGLE FAMILY AGRICULTURE (SF-A) AND LIGHT AGRICULTURAL (AL) TO SINGLE FAMILY WITH A MINIMUM LOT SIZE OF 7,500 SQUARE FEET FOR THE PROPERTIES LOCATED AT 130 WEST ALLEN AVENUE, 136 WEST ALLEN AVENUE, 144 WEST ALLEN AVENUE, 200 WEST ALLEN AVENUE, 741 NORTH SAN DIMAS AVENUE AND 811 NORTH SAN DIMAS AVENUE (APN'S: 8392-013-021, 022, 023, 028, 029, 031, 032 AND 8392-014-037)

RESOLUTION PC-1573

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP 73711 (TTM 15-01), A REQUEST TO CONSOLIDATE EIGHT EXISTING PARCELS OR PORTIONS OF, WITH A TOTAL AREA OF 10.55 ACRES TO SUBDIVIDE INTO 32 RESIDENTIAL PARCELS AND FOUR LETTERED HOA COMMON AREA PARCELS LOCATED AT 130 WEST ALLEN AVENUE, 136 WEST ALLEN AVENUE, 200 WEST ALLEN AVENUE, 741 NORTH SAN DIMAS AVENUE AND 811 NORTH SAN DIMAS AVENUE (APN'S: 8392-013-032, 8392-014-037 AND PORTIONS OF 8392-013-021, 022, 023, 028 AND 029)

RESOLUTION PC-1574

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 17-01, AMENDING CHAPTER 18 ZONING TO CREATE A NEW DEVELOPMENT STANDARDS OVERLAY ZONE FOR THE PROPERTIES LOCATED AT 130 WEST ALLEN AVENUE, 136 WEST ALLEN AVENUE, 144 WEST ALLEN AVENUE, 200 WEST ALLEN AVENUE, 741 NORTH SAN DIMAS AVENUE AND 811 NORTH SAN DIMAS AVENUE (APN'S: 8392-013-021, 022, 023, 027, 028, 029, 031, 032 AND 8392-014-037)

RESOLUTION PC-1575

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING TO THE CITY COUNCIL CERTIFICATION OF THE MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT FOR GENERAL PLAN AMENDMENT NO. 15-01, ZONE CHANGE NO. 15-01 AND TENTATIVE TRACT MAP NO. 73711 (TTM 15-01) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED

- Applicant:** MJW Investments, LLC
- 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 on the City's website

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, March 2, 2017 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



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 February 10, 2017, 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