

CITY OF SAN DIMAS PLANNING COMMISSION AGENDA

Regularly Scheduled Meeting
WEDNESDAY, JUNE 20, 2005 AT 7:30 P.M.
245 East Bonita Avenue
Council Chambers

CALL TO ORDER AND FLAG SALUTE

CONSENT CALENDAR

The following Consent Calendar items are expected to be routine and non-controversial. They will be acted on by the Commission at one time without discussion. Any item may be removed for discussion.

1. Approval of Minutes for July 6, 2005.

PUBLIC HEARINGS

The following items have been advertised and/or posted. The Chair will open the meeting to receive public testimony.

2. **CONSIDERATION OF CONDITIONAL USE PERMIT 05-03 AND TENTATIVE TRACT MAP 05-01 (060076)** - CUP 05-03 is a request to modify minimum lot size requirements of the M-1 (light industrial) zone; and Tract Map 05-01 is a request to subdivide the 10.63 acre property into fifteen (15) lots. These applications are for the development of a planned unit industrial project to allow for independent ownership of the fourteen buildings with one common lot for access and parking. Building fourteen is a multi-tenant building with eight units, and the subdivision application includes a condominium plan to provide independent ownership of the eight condo units within this building. These applications relate to a previously approved project of fourteen buildings located at 160 E. Arrow Highway, totaling 163,000 sq. ft. for office and light industrial uses.

Environmental: Previously Approved Mitigated Negative Declaration

Applicant: Arrow Highway Development L.L.C. and Canyon Consulting

RESOLUTION PC-1317

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT 05-03, A REQUEST BY ARROW HIGHWAY DEVELOPMENT, LLC TO MODIFY THE MINIMUM LOT SIZE REQUIREMENTS OF THE M-1 ZONE TO ALLOW FOR AN INDUSTRIAL PLANNED UNIT DEVELOPMENT PROJECT ON THE PROPERTY LOCATED AT 160 EAST ARROW HIGHWAY

RESOLUTION PC-1318

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF TENTATIVE TRACT MAP NO. 05-01 (TTM 060076), A REQUEST TO SUBDIVIDE AN EXISTING 10.63 ACRE PARCEL INTO FIFTEEN LOTS AND TWENTY-ONE UNITS FOR AN INDUSTRIAL PLANNED UNIT DEVELOPMENT PROJECT ON THE PROPERTY LOCATED AT 160 EAST ARROW HIGHWAY

3. **CONSIDERATION OF CONDITIONAL USE PERMIT 05-05** – A request to revise an existing Conditional Use Permit for on-site sales of beer and wine in conjunction with an existing restaurant use, to include alcohol consumption within an outdoor patio area, located at 138 W. Bonita Avenue.

Environmental: Previously Approved Negative Declaration

Applicant: Long Horn Cafe

ORAL COMMUNICATIONS

This is the time and place for communications on items not previously included on the Agenda.

4. Director of Community Development
5. Members of the Audience
6. Planning Commission

AGENDA FORECAST

The next regularly scheduled Planning Commission meeting will be on August 3, 2005. At that meeting, the following item is scheduled for Public Hearing:

- No Items Submitted.

ADJOURNMENT

Meeting to adjourn to the regular Planning Commission Meeting on Wednesday, August 3, 2005 at 7:30 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 Department and are available for public inspection during the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday.