

CITY OF SAN DIMAS PLANNING COMMISSION AGENDA

Regularly Scheduled Meeting
THURSDAY, MAY 16, 2019 AT 7:00 P.M.
245 East Bonita Avenue, Council Chambers

CALL TO ORDER AND FLAG SALUTE

PUBLIC HEARINGS

1. **CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 18-0001** – A request to update and revise Chapter 18.204 Variances by deleting references to Nonconforming Uses and to add Chapter 18.198 Nonconforming Uses and Structures creating revised definitions, standards and procedures for nonconforming uses, lots and structures Citywide.
(Continued from May 2, 2019)

Applicant: City of San Dimas

Environmental: CEQA Categorical Exemption per Section 15061(b)(3) – The activity will not result in a direct or reasonably foreseeable indirect physical change in the environment

RESOLUTION PC-1609

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 18-0001, REVISING AND UPDATING CHAPTER 18.204 (VARIANCES) AND ADDING CHAPTER 18.198 REGARDING NONCONFORMING USES, LOTS AND STRUCTURES OF THE SAN DIMAS MUNICIPAL ZONING CODE

2. **General Plan Amendment 15-02:** A request to amend the General Plan Land Use Map from Open Space to Single-Family Very Low (0.2 – 3 units/acre)

Zone Change 15-02: A request to change the zoning land use classification from Light Agriculture (AL) and Open Space (OS) to Single-Family with a minimum lot size of 7,500 square feet (SF 7,500)

Vesting Tentative Tract Map No. 72368 (VTTM 15-02): A request to consolidate two (2) parcels and approximately 19,500 square feet of City owned park land into one lot to be subdivide into 20 single family residential parcels and three (3) common area parcels.

Development Agreement: The applicant is proposing to enter into a Development Agreement with the City for land exchange of park land of approximately 19,500 square feet for 10,524 square feet of the applicant's property.

DPRB Case No. 15-33 and Precise Plan Case No. 15-01: A request to develop Tentative Tract Map No. 72368 with 20 two-story, single family dwelling units on a minimum of 7,500 square-foot lots. A total of three different floor plans are proposed with the smallest house being 2,893 square feet of habitable space and the largest unit being 3,312 square feet.

Tree Removal Permit 15-38: A request to removal all 59 mature trees from the site and replace 58 trees at a minimum of a 2:1 ratio and one tree at a 10:1 ratio for a total of 126 replacement trees.

Mitigated Negative Declaration of Environmental Impact Report: Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared and circulated for public review on February 25, 2019 through March 18, 2019. A copy of the MIND is available in the Planning Division and available on the City's website for review. **(Continued from April 18, 2019)**

Project Site: 299 E. Foothill Boulevard (APN's: 8665-008-017 & -016)

Applicant: Hagop Sargisian, San Dimas Foothill Partners, LLC

Environmental: Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared and circulated for public review on February 25, 2019 through March 18, 2019. A copy of the MND is available in the Planning Division and available in the City's website for review.

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, June 6, 2019 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 Americans 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 May 9, 2019 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



CITY OF SAN DIMAS

Memorandum

Date: May 9, 2019

To: Planning Commission

From: Community Development Department

Subject: Municipal Code Text Amendment 18-0001- To revise Chapter 18.204 regarding Variances and to add Chapter 18.198 regarding Nonconforming Uses and Structures.

This matter was introduced and discussed at the Planning Commission meeting of December 20, 2018. The public hearing was continued to May 23, 2019 to allow Staff additional time to work on the new chapter on nonconforming uses and structures. Staff would like to ask the Commission for a continuance to June 6, 2019 to allow for additional time to work on the new chapter on nonconforming uses and structures.



Planning Commission Memorandum

Date: May 16, 2019
To: Planning Commission
From: Marco A. Espinoza, Senior Planner
Subject: **The following application requests are for the property located at 299 E. Foothill Boulevard (APN: 8665-008-017 & -016).**

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A request to amend the General Plan Land Use Map from Open Space to Single-Family Very Low (0.2 – 3 units/acre)

Zone Change 15-02:

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This matter was introduced and discussed at the Planning Commission meeting of April 18, 2019. The public hearing was continued to May 16, 2019 to allow Staff time to prepare resolutions recommending approval of the project to the City Council. Staff would like to ask the Commission for a continuance to June 6, 2019 to allow for additional time to work on the language of the resolutions relative to the sizing of the debris basin, the land exchange/sale of the park land, and the other associated conditions of the project.