

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, December 6, 2006 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Emmett Badar
Commissioner David Bratt
Commissioner Stephen Ensberg
Commissioner Yunus Rahi
Commissioner Jim Schoonover
Planning Manager Craig Hensley
Associate Planner Marco Espinoza
Associate Planner Laura Lockett
Assistant Planner Michael Concepcion

CALL TO ORDER

Chairman Badar called the regular meeting of the Planning Commission to order at 7:00p.m. and Commissioner Schoonover led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes for November 15, 2006.
2. Approval of Resolution recommending approval of Tentative Parcel Map 06-01 and Non-Residential Condominium Conversion 06-01.

RESOLUTION PC-1342

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP 06-01 (TPM 65238) AND ASSOCIATED NON-RESIDENTIAL CONDOMINIUM CON-VERSION 06-01, A REQUEST TO SUBDIVDE A 4.45 ACRE PARCEL WITH 3 EXISTING BUILDINGS INTO 13 NON-RESIDENTIAL CONDOMINIUMS ON THE PROPERTY LOCATED AT 949 NORTH CATARACT AVENUE

3. Approval of Resolution approving Precise Plan Review 06-02.

RESOLUTION PC-1343

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING PRECISE PLAN REVIEW 06-02

(DPRB 06-07), A REQUEST TO CONSTRUCT TWO 7,837 SQ. FT. SINGLE-STORY OFFICE BUILDINGS AND ONE 16,173 SQ. FT. TWO-STORY OFFICE BUILDING ON THE FOUR VACANT PARCELS AT THE CORNER OF VIA VERDE AVENUE AND PUENTE STREET

MOTION: Moved by Ensberg, seconded by Schoonover to approve the Minutes of November 15, 2006. Motion carried 4-0-0-1 (Bratt abstain)

MOTION: Moved by Ensberg, seconded by Bratt to approve Resolutions PC-1342 and PC-1343. Motion carried unanimously, 5-0.

PUBLIC HEARINGS

4. **CONSIDERATION OF TENTATIVE PARCEL MAP 06-02 (65790)** – A request to subdivide one lot (3.78 acres) located in the SFA-16,000 zone into four lots (39,000 to 42,140 sq. ft.) for the future development of single-family homes. (**APPLICANT REQUESTS CONTINUANCE TO DECEMBER 20, 2006**)

ACTION: At the request of the applicant, Chairman Badar continued the Public Hearing for Tentative Parcel Map 06-02 (65790) to December 20, 2006.

ORAL COMMUNICATIONS

5. Director of Development Services

Planning Manager Craig Hensley gave a brief update on the County Regional Planning Commission meeting held that morning regarding the Vista Verde Ranch proposal and stated the item has been continued to March 2007.

6. Members of the Audience

No communications were made.

7. Planning Commission

Chairman Badar reminded the Commission of the ethics training class being held on December 14th in Los Angeles to meet the requirements of AB 1234.

ADJOURNMENT

There being no further business to discuss, Chairman Badar adjourned the meeting. The meeting was adjourned at 7:06 p.m. to the regular Planning Commission meeting scheduled for December 20, 2006 at 7:00 p.m.

Emmett Badar, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: