

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, February 7, 2007 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
Assistant City Manager of Community Development Larry Stevens
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 7:05 p.m. and Commissioner Bratt led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes for January 17, 2007.
2. Approval of Tentative Parcel Map 06-04 (061022) – A request to subdivide the property located at the southeast corner of Lone Hill Avenue and Gladstone Street into eight (8) lots for the construction of a commercial center consisting of a 148,000 sq. ft. Costco warehouse/retail facility with a tire center and gasoline service station and additional commercial uses on 22.83 acres.

RESOLUTION PC-1345

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP 06-04 (061022), A REQUEST TO SUBDIVIDE THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF GLADSTONE STREET AND LONE HILL AVENUE INTO EIGHT (8) LOTS FOR THE CONSTRUCTION OF A COMMERCIAL CENTER CONSISTING OF A 148,000± SQUARE FOOT COSTCO

WAREHOUSE/RETAIL FACILITY WITH A TIRE CENTER AND
GASOLINE SERVICE STATION AND 71,500± SQUARE FEET OF
ADDITIONAL COMMERCIAL USES INCLUDING RESTAURANTS
AND RETAIL SHOPS/STORES

3. Approval of Conditional Use Permit 06-05 – A request to allow off-sale alcoholic beverage sales (Type 21 – General) in conjunction with a proposed Costco Warehouse facility.

RESOLUTION PC-1346

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 06-05, A REQUEST BY COSTCO WHOLESALE TO ALLOW OFF-SALE ALCOHOLIC BEVERAGE SALES ON THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF GLADSTONE AND LONE HILL

4. Approval of General Plan Consistency – A request for Determination of General Plan Consistency related to the proposed vacation of Fifth Street.

RESOLUTION PC-1347

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS DETERMINING THAT THE VACATION OF FIFTH STREET EAST OF LONE HILL AVENUE IS CONSISTENT WITH THE SAN DIMAS GENERAL PLAN

MOTION: Moved by Schoonover, seconded by Bratt to approve the Consent Calendar. Motion carried unanimously, 5-0.

PUBLIC HEARINGS

5. **CONSIDERATION OF PARCEL MAP 05-02 (26891)** – A request to subdivide one (1) 145,090 sq. ft. parcel into two (2) parcels; Lot 1 is 65,165 sq. ft., Lot 2 is 79,925 sq. ft., located at 606 South Walnut Avenue, APN 8382-011-048.

Staff report presented by *Associate Planner Laura Lockett*, who stated the previous owner had submitted a parcel map in 1992 and received approval, but never took the final map back to City Council; thus, the approval has expired. The current owner is submitting the same parcel map. The existing residence is historically and architecturally significant, and is the only surviving Monterrey Revival house in the City. The property has the potential to be designated on the National Register, so it is imperative that the original driveway be maintained as the primary access to the house.

The General Plan Land Use Map requires a minimum lot size of 1.5 acres, and in order to meet this minimum, the property line would cross a portion of the driveway causing it to be on Lot No. 1, leaving Lot No. 2 without access. In order to maintain the historical setting of the house, an easement has been created to designate the existing driveway as the access to Lot No. 2. The developer is required to record an Access and Maintenance Agreement as a condition of

approval. Lot No. 1 will take access from a new driveway on De Anza Heights. The new house will sit three feet below grade and is a split-level Spanish style that is sensitive to the topography. The location of the conceptual house is below the grade of the historic wall so it will not compete with the existing house. The final design will require approval from the Development Plan Review Board. Staff is recommending that the Commission recommend approval to the City Council and adoption of the Negative Declaration.

Commissioner Schoonover stated Conditions 16-18 reference the City of La Verne and asked where the City boundary was located. He asked additional questions in regards to the requirement of curbs and gutters.

Associate Planner Lockett stated the north side of De Anza Heights is in La Verne.

Planning Manager Craig Hensley stated in terms of the curbs and gutters, there is a standard in the code which defines when they are required relative to the percentage of improved properties along the block. It is important to require them at this property because of the corner location and the need to control drainage down the street. He stated there is a large project proposed in La Verne at the end of De Anza Heights and if they cut access through San Dimas, more curb and gutter may be installed in the area.

Commissioner Ensberg asked if there had been any significant changes since the approval in 1992 that would have an impact on the proposed parcel map.

Manager Hensley stated there have not been any significant changes. He stated the Commission should consider the merits of the current submittal and not feel pressure to approve it because it had been previously. In 1993, Staff had concerns with the easement and access to the property, as well as grading. This applicant has done extensive design work on the proposed house and the fact that they are submitting it as part of this proposal is a positive step.

Chairman Badar asked about the driveway next door and if there would be issues with it impacting the proposed access off De Anza Heights. He also asked why the existing driveway was considered historic.

Manager Hensley stated there may have been some improvement made without approval on the neighboring driveway, but that there is an existing easement for its location. In regards to the historic value of the existing driveway, it is a contributing factor to the historic setting of the property.

Chairman Badar opened the meeting for public hearing. Addressing the Commission were:

Agop Kanjian, 272 N. Michigan, Pasadena, stated he was the architect for this project and was involved in remodeling the historic structure in the past. He had no issues with the conditions being proposed by staff.

Paul Stroshein, 402 De Anza Heights, stated there had been a problem in the past with an illegal grade in the area but that his driveway is on a legal easement. He added he was in support of the project but was concerned about anything impacting his driveway because the sewer trunk was located underneath it.

There being no further comments, the public hearing was closed.

MOTION: Moved by Ensberg, seconded by Bratt to recommend approval of Tentative Parcel Map 05-02 (26891) and the Negative Declaration to the City Council and directed staff to bring back a resolution at the next meeting. Motion carried unanimously, 5-0.

ORAL COMMUNICATION

6. Planning Manager

Planning Manager Hensley stated there will be a ribbon cutting ceremony at the Walker House on Saturday, February 10, 2007 at 10:00 a.m. Construction should begin approximately the third week in February and last 12-18 months.

7. Members of the Audience

No communications were made.

8. Planning Commission

No communications were made.

ADJOURNMENT

There being no further business to discuss, Chairman Badar adjourned the meeting. The meeting was adjourned at 7:47 p.m. to the regular Planning Commission meeting scheduled for February 21, 2007 at 7:00 p.m.

Emmett Badar, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: February 21, 2007