

# CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting  
Wednesday, October 17, 2007 at 7:00 p.m.  
245 East Bonita Avenue, Council Chambers

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## **Present**

Chairman Jim Schoonover  
Commissioner David Bratt  
Commissioner John Davis  
Commissioner M. Yunus Rahi  
Planning Manager Craig Hensley  
Assistant Planner Kristi Grabow

## **Absent**

Commissioner Stephen Ensberg

## **CALL TO ORDER AND FLAG SALUTE**

Chairman Schoonover called the regular meeting of the Planning Commission to order at 7:06 p.m. and Commissioner Bratt led the flag salute.

## **CONSENT CALENDAR**

1. Approval of Minutes: October 3, 2007

**MOTION:** Moved by Bratt, seconded by Davis to approve the Consent Calendar. Motion carried 4-0-1 (Ensberg absent).

## **PUBLIC HEARINGS**

2. **CONSIDERATION OF CONDITIONAL USE PERMIT 07-05** – A request to allow outdoor storage located in the M-1 (Light Industrial) Zone, located at 510 East Arrow Highway. The project has been determined categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as it qualifies under CEQA Guidelines Section 15332 In-Fill Development Projects. (APN 8382-005-027)

Staff report presented by *Kristi Grabow, Assistant Planner*, who stated the applicant recently submitted plans for a second building at 510 East Arrow Highway for DPRB review. In conjunction with that, they have proposed outdoor storage for the existing building at the front of the lot, which requires a conditional use permit. The storage area would be located between the two buildings and would be used to house boats for up to 90 days while work is being done on the engines in the warehouse. This area would be an open storage area surrounded by a six-

foot block wall. The applicant is proposing to use two temporary canopies covering the area in the summer.

**Planning Manager Craig Hensley** stated this business was previously located on Allen Avenue and recently purchased this building. The new building will provide one of the screening walls, but tonight's application is for consideration of the outdoor storage area only.

**Commissioner Rahi** stated he was aware of screening requirements for RV's where 80% had to be screened and asked if this storage area would need to meet the same requirement.

**Manager Hensley** stated he was not familiar with that requirement and that it might be a CC&R requirement. He felt a six-foot block wall with landscaping around it would screen most boats from view. This area will be far enough back from the street that it will be difficult to see anything that is stored there.

**Commissioner Rahi** asked if the main use was repair of boats.

**Manager Hensley** stated he believed it was for aftermarket improvements.

**Chairman Schoonover** asked in regards to Condition No. 4, if that was only for the existing building, not the proposed new building.

**Manager Hensley** stated that is correct; the use will run with the property unless something changes with the primary use.

Chairman Schoonover opened the meeting for public hearing. Addressing the Commission was:

**Rick Leslie, architect, 16130 Sherman Way, Van Nuys**, thanked the Commission for reviewing the project and stated he would be happy to answer any questions.

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

#### RESOLUTION PC-1362

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 07-05, A REQUEST TO ALLOW OUTDOOR STORAGE AS AN ACCESSORY USE ON THE PROPERTY LOCATED AT 510 EAST ARROW HIGHWAY (APN 8382-005-027)

**MOTION:** Moved by Bratt, seconded by Davis to approve Resolution PC-1362. Motion carried 4-0-1 (Ensberg absent).

### **ORAL COMMUNICATION**

#### **3. Planning Manager**

**Manager Hensley** stated the Fox project has opened a sales office and is taking names for an interest list.

#### **4. Members of the Audience**

**Virginia Carrillo, 474 Balboa Court**, expressed concerns regarding the construction at Faith Lutheran Church, located at 505 E. Bonita Avenue. She felt the grading at the rear of the property would cause excess water to flow to her property. She stated she has spoken with the City Engineering Department but wanted to be guaranteed that the storm drain could handle all rain and irrigation run-off.

**Chairman Schoonover** stated the Commission held a public hearing on that project in 2005 and a condition of approval was that all groundwater must be contained on-site and disposed of without affecting neighboring properties. He asked Manager Hensley to look into this matter.

**Manager Hensley** stated the Engineering, Building and Planning Departments have met on-site with Ms. Carrillo to discuss this issue and are very aware of the situation. He stated staff can provide a report to the Commission.

#### **5. Planning Commission**

**Commissioner Rahi** wanted to confirm if there was going to be a joint meeting with the City Council on January 12, 2008.

**Manager Hensley** stated yes.

### **ADJOURNMENT**

**MOTION:** Moved by Bratt, seconded by Schoonover to adjourn. Motion carried 4-0-1 (Ensborg absent). The meeting adjourned at 7:27 p.m. to the regular Planning Commission meeting scheduled for November 7, 2007 at 7:00 p.m.

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James Schoonover, Chairman  
San Dimas Planning Commission

ATTEST:

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Craig Hensley  
Planning Manager

Approved: November 7, 2007