

**CITY OF SAN DIMAS
DEVELOPMENT PLAN REVIEW BOARD
MINUTES**

**May 22, 2008 at 8:30 A.M.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*Dan Coleman, Director of Development Services
Scott Dilley, Chamber of Commerce
Blaine Michaelis, City Manager
Curtis Morris, Mayor (arrived at 8:33 AM)
Krishna Patel, Director of Public Works
Jim Schoonover, Planning Commission*

ABSENT

John Sorcinelli, Public Member at Large

CALL TO ORDER

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:32 a.m. so as to conduct regular business in the Council Chambers Conference room.

APPROVAL OF MINUTES

MOTION: Scott Dilley moved, second by Dan Coleman, to approve minutes of May 8, 2008. Motion carried 4.0.2.1. (Morris and Sorcinelli absent. Michaelis abstained.)

HEARING ITEMS

DPRB Case No. 08-25

Request to convert two service bays to accessory convenience store and a 200 sq. ft. addition to existing building located at 1790 South San Dimas Avenue (Union 76 Gas Station). APN: 8396-017-025 Zone: SP-17

Sam and Bill Ghosn, applicant, were present.

Planning Manager Hensley stated that this request was for an addition to the east side of the gas station building to expand entry tower area. Conditional Use Permit 08-01 and Municipal Code Text Amendment 08-02 applications are being processed concurrently to allow for convenience store use in SP-17 with up to 1,000 sq. ft. floor area. He added that this request creates a parking deficiency, thus requiring a reciprocal parking agreement with adjacent property owner, Sunrise Assisted Living Facility.

Mr. Coleman stated that when he met with Mr. Ghosn a year ago, he was informed that staff and/or visitors from the Sunrise Assisted Living Facility were parking on his property.

Mr. Hensley stated that there is ample parking on the gas station property to meet parking requirement for additional square feet.

Mr. Patel stated that a parking issue may have gone to Traffic Safety Committee meeting recently regarding this property. Mr. Patel reviewed Traffic Committee meeting minutes after the DPRB meeting. For the record as it related to his comments at the DPRB meeting, he explained to me, Ms. Paz – Departmental Assistant, that upon written request from Brighton Gardens (now Sunrise Assisted Living) he used to authorize them to cover up the existing parking restriction signs on San Dimas Avenue on holidays and special family days. In June of 2006, Brighton Garden was denied a request to cover signs for regularly occurring special training events as now the ongoing parking overflow posed a problem and possibly violated their CUP. Since that time, Brighton Garden has not made request to cover signs for any event.

Mr. Michaelis stated that an approval by the DPRB today would be void if City Council denies the CUP 08-01 and MCTA 08-02 applications as it relates to convenience store use in SP-17.

Mr. Ghosn addressed the Board. He stated that there are no parking issues. Most of the customers are getting gas and are not occupying parking spaces. Effort was made in matching the existing architecture in designing addition. He added that the gas station does not use Sunrise's parking lot.

Dr. Ersher, 1312 Paseo Alamos, addressed the Board. He questioned why a hearing was taking place prior to approval of CUP 08-01 and MCTA 08-02. Requested that hearing for this item by the DPRB be terminated.

In response to Mr. Morris, Mr. Hensley stated that the order of this hearing is being done as it has been done in the past for many other projects such as the Fox project and the Bonita Canyon Gateway project. Staff is following past policy. As this request is for a small addition, Staff is presenting item for review and approval instead of for preliminary review because the final conditions do not need to come back before the Board.

Also, Mr. Hensley stated that the additional square footage that is "sales" area will be part of the 1,000 square feet proposed in CUP 08-01 and MCTA 08-02 application. What is before the Board today for review is architectural design and not the use.

Mr. Michaelis agreed that comments today should be in regards to architectural design with the item coming back for final review after CUP and MCTA are heard by the City Council. The Board concurred.

Motion: Blaine Michaelis moved, second by Curtis Morris to continue to DPRB meeting of June 12, 2008.

Mr. Patel stated that NPDES requirements for gas station will be reflected in

conditions of approval.

Motion carried 6.0.1.0. (Sorcinelli absent)

DPRB Case No. 08-01

Continued from January 24, 2008. Request for a master sign program located at 515-670 West Arrow Highway. APN: 8386-007-070, 064, 073, 069, 068, 063, 065, 066, 075, 076, 077, 078, 080, 074. Zone: CG-1

Jolene Libling, Tiarna Realty Services, was present.

Rick Batt, Sign Specialists, was present.

Associate Planner Grabow stated that revisions have been made based on Board comments from January hearing. The redesign for the major tenant signs are to have wood frame around the channel lettering, which will be centered and eight inches from the frame.

Motion: Dan Coleman moved, second by Blaine Michaelis to approve master sign program.

Motion carried 6.0.1.0. (Sorcinelli absent)

DPRB Case No. 08-23

Request to construct a covered lunch area located at 724 East Bonita Avenue, Holy Name of Mary Church. APN: 8391-023-046 Zone: PS

Maurice Cote, applicant, was present.

Associate Planner Grabow presented proposal for covered lunch area with clay tile roof to match existing church facility.

The Board reviewed the site plan and elevations. Discussed the roof material as it relates to adjacent buildings. Most appropriate being clay tile, but cost noted. Acceptable with the Board for applicant to work with Staff on alternate roof material or design of roof to reduce its size if cost of clay tile becomes an issue.

Mr. Cote addressed the Board. He stated that the church wants the roof to match the church facilities and is aware of the cost of clay tile.

Motion: Blaine Michaelis moved, second by Curtis Morris to approve.

Motion carried 6.0.1.0. (Sorcinelli absent)

ADJOURNMENT

There being no further business the meeting was adjourned at 9:00 a.m. to the meeting of June 12, 2008 at 8:30 a.m.