

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, September 3, 2008 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Jim Schoonover
Commissioner David Bratt
Commissioner John Davis
Commissioner Stephen Ensberg
Commissioner M. Yunus Rahi
Planning Manager Craig Hensley
Associate Planner Marco Espinoza

CALL TO ORDER

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

CONSENT CALENDAR

1. Approval of Minutes: August 6, 2008

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

PUBLIC HEARINGS

2. **CONSIDERATION OF DEVELOPMENT PLAN REVIEW BOARD CASE NO. 08-20** – A request to construct a one-story, 6,100 square foot medical center in Specific Plan No. 2 zone, Area 1 Commercial. APN: 8383-016-011

Staff report presented by Associate Planner Marco Espinoza, who stated the one-story medical building is designed in a Spanish architectural theme and meets all setback and parking requirements for the use. He explained the agreement reached to vacate the ten-foot wide easement on the east property line of this project in exchange for a new driveway from St. George for the homeowner at 1353 W. Arrow Highway, and the intent to provide new block walls for the other properties along it. He stated there are several site and design issues to be addressed by the applicant, but Staff and the architect feel these can be corrected prior to submittal for plan check. Staff is recommending approval of DPRB Case No. 08-20.

Commissioner Bratt asked if all the homes on St. George were notified of this hearing as he was concerned about them being impacted by additional traffic to the medical building. He wanted to know why the easement was being vacated.

Associate Planner Espinoza stated some homes on St. George were notified, but not all of them.

Planning Manager Craig Hensley stated the easement as it is now is not a safe access to Arrow Highway because when Capital Drywall was built, through some type of irregularity only a ten-foot wide easement was left. If this drive access is left in place, that would leave three driveways within a 30-foot span along Arrow Highway. Currently there is only one house at 1353 W. Arrow, but the property could potentially be subdivided in the future and access from St. George made more sense.

Commissioner Bratt wanted to clarify if the four homes on Sutter were getting an additional ten feet in their rear yards with the vacation of the easement.

Associate Planner Espinoza stated they would if they agree to move the existing walls.

Commissioner Ensberg asked if all properties along the easement had to agree to the vacation.

Planning Manager Hensley stated the agreement is with the owner of the easement, which is 1353 W. Arrow Highway, and the adjoining properties are not party to the agreement as it was already in place when those houses were built.

Commissioner Bratt asked what is the City's policy on compact parking spaces, and how many spaces in general are required for a medical use.

Associate Planner Espinoza stated the City allows 25% of parking to be compact, and that medical use requires one parking space for every 200 square feet.

Commissioner Ensberg asked if this could be used as just a regular medical building or only as a surgery center.

Planning Manager Hensley stated it could be any type of medical use, or used as a regular office building per the zone.

Commissioner Davis asked if it was usual for the Commission to review applications in this zone.

Planning Manager Hensley stated when Specific Plan No. 2 was created there was concern about keeping residential uses away from Arrow Highway, which is why there is a 25-foot buffer area. The Code requires commercial projects to be reviewed by both the DPRB and Planning Commission, and this is the last vacant piece of land to be developed in the zone.

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

Juan Kivotos, architect, who stated they have worked closely with staff and the neighbors over the past eight months and felt an agreement could be reached on the remaining issues.

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

RESOLUTION PC-1385

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NO. 08-20, A REQUEST TO CONSTRUCT A ONE-STORY 6,100 SQUARE FOOT MEDICAL CENTER AT 1359 WEST ARROW HIGHWAY (APN: 8383-016-011)

MOTION: Moved by Ensberg, seconded by Davis to approve Resolution PC-1385 subject to the resolution of staff concerns identified in the staff report. Motion carried unanimously, 5-0.

Commissioner Bratt felt they should discuss the use of compact parking spaces at a future meeting because he did not think they were practical and allowing them did not actually provide an adequate number of parking spaces for today's vehicles.

- 3. CONSIDERATION OF GENERAL PLAN AMENDMENT 08-02 AND MUNICIPAL CODE TEXT AMENDMENT 08-04** – A Request to Amend San Dimas General Plan adjusting density and other standards, and A Request to Amend San Dimas Municipal Code Chapter 18.542 (Specific Plan No. 25) revising density standards, building height standards, density transfer opportunities and primary ridgeline standards/exhibits. Both items are pursuant to Settlement Agreement with NJD.

Chairman Schoonover stated this item will be continued, and opened the public hearing. There being no comments, Chairman Schoonover closed the public hearing.

MOTION: Moved by Bratt, seconded by Ensberg to continue this item to October 1, 2008. Motion carried unanimously, 5-0.

ORAL COMMUNICATION

4. Planning Manager

Planning Manager Hensley stated there will be a Downtown Specific Plan workshop on Wednesday, September 17, 2008 from 6:30 to 9:00 p.m. at the Senior Center/Community Building and the Commission was invited to attend. He stated this Specific Plan will cover a very large portion of the City.

Manager Hensley stated the street improvements for the San Dimas Grove Station have started and are expected to take several weeks to complete. The residential portion of the project should start construction in the new few weeks.

5. Members of the Audience

A boy scout attending the meeting for his merit badge stated he understood that there will be a restaurant at the Costco site, and stated he would like to see a Claim Jumper in San Dimas.

6. Planning Commission

In response to Commissioner Rahi, Planning Manager Hensley stated Costco is evaluating their parking needs before moving forward with the pad development on Lone Hill. A developer was chosen 8-9 months ago for the Gladstone pads but with the current economic downturn, they are negotiating for price adjustments. Costco is currently soliciting users for the two pads.

In response to Commissioner Bratt, Planning Manager Hensley stated a condition was added and approved by the City Council for the Parcel Map on Baseline and Dixie stating that healthy trees had greater value than street improvements, and required an evaluation prior to any tree removal.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Bratt to adjourn. Motion carried 5-0. The meeting adjourned at 7:47 p.m. to the regular Planning Commission meeting scheduled for September 17, 2008 at 7:00 p.m.

James Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: October 1, 2008