

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, July 21, 2004 at 7:30 p.m.
245 East Bonita Avenue, Council Chambers

Present

Vice-Chair Emmett Badar
Commissioner David Bratt
Commissioner Howard Levreau
Craig Hensley, Planning Manager
Joe Vacca, Associate Planner

Absent

Chair Ash Dhingra
Commissioner Jim Schoonover

CALL TO ORDER

Vice-Chair Badar called the regular meeting of the Planning Commission to order at 7:47p.m. and Commissioner Bratt led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes for July 7, 2004.

MOTION: Moved by Levreau, seconded by Bratt to approve the Consent Calendar. Motion carried unanimously, 3-0.

PUBLIC HEARINGS

2. CONSIDERATION OF REVISION TO PARCEL MAP 88-08 (PARCEL MAP NUMBER 20002) 619 W. 5TH STREET (PARCEL 1); 615 W. 5TH STREET (PARCEL TWO); 611 W. 5TH STREET (PARCEL THREE); AND 607 W 5TH STREET (PARCEL FOUR) – A request to modify two original Public Works Conditions of Approval for Parcel Map Number 20002,

which was approved in 1988 by the Planning Commission and City Council to subdivide a 2.01-acre lot at 615 West 5th Street into four parcels.

Staff report presented by Associate Planner Joe Vacca, who stated this is a request to revise two conditions that were originally approved in 1988. These are Public Works Conditions, numbers 1 and 6, as shown in Exhibit C, Resolution No. 88-74.

He stated the Director of Public Works has reviewed the previous approval and suggested modifications that would allow the developer to bring the utilities for the project area underground from the nearest overhead pole and to reduce the width of the driveway area to 20 feet, which still allows for emergency vehicle access. He stated staff is recommending approval of the modified Public Works Conditions based on the findings.

Commissioner Levreau inquired where the utilities would be underground on the property and if a district was still being considered.

Associate Planner Vacca stated the utilities will primarily be in the driveway area. At one time the Public Works Director was considering the formation of a utilities district because there is one property that is not currently developing. That way the owner could contribute towards the cost with the other impacted owners. However, it was decided not to pursue that route.

Planning Manager Craig Hensley stated that the overhead lines for utilities extend for several blocks. It was not appropriate for this developer to pay for undergrounding of the entire line, and it would be awkward to bring the line underground only in front of this project area. He felt this requirement was worded incorrectly in the beginning and they are now trying to correct that.

Commissioner Bratt stated he read that for the driveway to be 20 feet, a five-foot landscape section would be included, but he did not see that in the conditions.

Associate Planner Vacca stated that would be handled through the DPRB.

Planning Manager Hensley stated rewording the condition would allow the driveway to be reduced to less than 26 feet; however, if they did not agree to plant the landscape area, then the width would have to stay at 26 feet.

Vice-Chair Badar stated a letter has been submitted for the record by the applicant, Joe Russell, who could not attend because he was out of town. The letter stated he was in support of staff's recommendation, but if any changes were made, he would request this item be continued until he returned.

Vice-Chair Badar opened the meeting for public hearing. Addressing the Commission were:

Doug Nowell, 615 W. 5th Street, stated this will be the access to his house and that he supported staff's recommendation.

Arlowe Collom, 611 W. 5th Street, stated he also supported staff's recommendation.

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

MOTION: Moved by Levreau, seconded by Bratt, to approve the recommended modification to the two Public Works Conditions, and direct staff to bring back a resolution of approval. Motion carried unanimously, 3-0

ORAL COMMUNICATIONS

3. Director of Community Development

Planning Manager Hensley reported on the following:

- Commissioners Badar and Schoonover were reappointed by the City Council to another two-year term.
- The Lowe's sign has been completed and the old Levitz sign removed; the power should be turned on soon.
- The eleven building industrial project located at the southeast corner of Arrow and San Dimas Avenue is in plan check.
- The Revised Traffic Section of the Costco Draft EIR is being recirculated with the comment period ending August 30, 2004.
- Staff is working with a developer and the Redevelopment Agency on a 100-unit residential/commercial mixed-use project on San Dimas Avenue, south of the railroad tracks.
- An application has been submitted for the old Dunning property on Lone Hill but it is not quite complete yet.
- The City Council held two study sessions with a developer for the old Canyon Center property; however, the developer wanted a higher residential density than the City Council wanted. The developer felt they couldn't afford to reduce the density so the property is back on the market.
- Holy Name of Mary is almost complete, the Kaiser project and Dialysis Center are both about fifty percent complete.
- Bob Miars approached the City Council about constructing a larger version of Crazy Bob's Warehouse on the property at Bonita and Cataract, but the Council wanted to wait for another type of project.
- The hotel on the corner of Arrow and Eucla is almost ready to submit for plan check.

4. Members of the Audience

No communications were made.

5. Planning Commission

No communications were made.

ADJOURNMENT

There being no further business, Vice-Chair Badar adjourned the meeting at 8:13 p.m. to the regular Planning Commission meeting scheduled for August 4, 2004 at 7:30 p.m.

Ash Dhingra, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: