

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, June 3, 2009 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
Director of Development Services Dan Coleman
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: May 6, 2009

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

PUBLIC HEARINGS

2. **CONSIDERATION OF CONDITIONAL USE PERMIT 08-03** – A Request to Allow a Contractor's Storage Yard in the M-1, Light Manufacturing Zone, located at 627 West Allen Avenue. (APN: 8392-017-033)

Staff report presented by *Associate Planner Marco Espinoza*, who stated the site will be developed with a 10,176 sq. ft. building to be used for office space and an enclosed storage yard. He stated this project was approved by DPRB and the applicant worked with staff to design a building that fits the zone, and went over the design elements. Hours of operation are Monday through Saturday, 7:00 a.m. to 5:00 p.m., and the site meets parking and access requirements. On-site storage will consist of ten trucks and some materials, but all will be kept inside. Staff also worked with the applicant to mitigate noise from the roll-up doors and the vehicles. A condition was added so if outdoor storage was needed in the future, the applicant would need approval from the Director of Development Services to insure there would not be a conflict with required parking. Staff is recommending approval of CUP 08-03.

Commissioner Ensberg asked if this was one of the sites that had been considered for residential development with the new Housing Element. He also wanted to know if this was the type of business the City would encourage and why this business was subject to a conditional use permit.

Associate Planner Espinoza stated this parcel was not one considered during the Housing Element update; it was the school district site further down the street. As for the type of business, it is a use that the City has provided for in the M-1 zone and is typical of the types of businesses you find in that zone. The reason a CUP is required relates to the storage use. While this project is proposing interior storage, normally a contractor's storage yard is exterior and the City needs to be sure that items are screened, noise is controlled, etc.

Chairman Schoonover asked if Conditions 23, 24, and 25, which were added by DPRB, will be met at plan check or at occupancy.

Director of Development Services Dan Coleman stated the conditions need to be met at the plan check phase.

Commissioner Rahi asked if the building was limited to a contractor's storage yard only or could it be leased to another office use. He also stated the plans show 24 parking spaces but the staff report indicates 23 parking spaces.

Associate Planner Espinoza stated there are no conditions restricting it to the proposed use; the parking requirement is based on the square footage of the office space and the M-1 zone allows for office use. He stated there will be 24 spaces when some other changes are made.

Commissioner Bratt asked if the block wall around the property will remain. He also stated Condition 20 states all outdoor storage needs to be away from the public right-of-way but Condition 29 states if outdoor storage is desired, they have to seek additional approval through the City.

Associate Planner Espinoza stated the block wall will be incorporated with a rolling wrought iron gate with an obscure design.

Director Coleman stated Condition 20 will be deleted.

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

Norm Pulliam, representing the applicant, thanked Staff for all their help, and felt they were bringing a quality business to the City. Several of the employees live in and around San Dimas. The applicant agreed to set the building further back than necessary to add to the aesthetics, and that any storage of vehicles not kept inside will be behind the building and screen gate. He hoped the Commission will support this project.

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

RESOLUTION PC-1393

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 08-03, A REQUEST TO ALLOW A CONTRACTOR'S STORAGE YARD AT 627 W. ALLEN AVENUE (APN: 8392-017-033)

MOTION: Moved by Ensberg, seconded by Davis to approve Resolution PC-1393 approving Conditional Use Permit 08-03, with the deletion of Condition No. 20. Motion carried unanimously, 5-0.

ORAL COMMUNICATION

3. Planning Manager

Director Coleman stated the City Council will consider reappointment of Commissioners Bratt, Ensberg and Rahi at the June 9, 2009 Council meeting. He also stated the Commissioners should have received information about the State Planning Conference, and he could assist them with registration if anyone wanted to attend.

Director Coleman reminded the Commissioners that if anyone was going to miss an upcoming meeting over the summer due to schedule conflicts, to let Staff know.

4. Members of the Audience

No communications were made.

5. Planning Commission

In response to *Commissioner Davis*, Director Coleman stated construction is continuing on the front two buildings at Grove Station. The frontage road and parking lot for the commercial building has been closed due to unfinished sidewalk improvements. He stated a portion of the project has been sold and Staff will be meeting with the new developer to discuss their intentions.

In response to *Commissioner Rahi*, Director Coleman stated the Ride and Show building is undergoing a number of improvements approved by DPRB, including an interior parking lot to increase office space. The U.S. Census will be renting the building for approximately a year and a half.

In response to *Commissioner Bratt*, Director Coleman stated the holes in the tarp at the Bonita Canyon Gateway Project are to help with airflow when the wind blows, but that several pieces have come loose and they have advised the developer that they need to fix the screening. He stated they are getting closer to issuing a grading permit for the project.

In response to *Commissioner Rahi*, Director Coleman stated Assistant City Manager Duran is trying to get further information from Golden State Water Company on what will be required from homeowners and businesses with the mandatory water conservation action they adopted.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Bratt to adjourn. Motion carried unanimously, 5-0. The meeting adjourned at 7:25 p.m. to the regular Planning Commission meeting scheduled for June 17, 2009, at 7:00 p.m.

James Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Dan Coleman, Director of Development of Services

Approved: July 1, 2009