

# CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting  
Wednesday, December 21, 2011 at 7:00 p.m.  
245 East Bonita Avenue, Council Chambers

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## **Present**

Chairman Jim Schoonover  
Commissioner John Davis  
Commissioner Stephen Ensberg  
Director of Development Services Dan Coleman  
Associate Planner Marco Espinoza  
Assistant Planner Michael Concepcion  
Planning Commission Secretary Jan Sutton

## **Absent**

Commissioner David Bratt  
Commissioner M. Yunus Rahi

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

Chairman Schoonover called the regular meeting of the Planning Commission to order at 7:03 p.m. and Commissioner Ensberg led the flag salute.

## **CONSENT CALENDAR**

1. Approval of Minutes:       November 16, 2011  
  December 7, 2011

**MOTION:** Moved by Ensberg, seconded by Davis to approve the Consent Calendar. Motion carried 3-0-2 (Bratt, Rahi absent).

## **PUBLIC HEARINGS**

2. **CONSIDERATION OF DPRB CASE NO. 11-49** – A request to re-approve construction of a one-story 6,100 sq. ft. medical center at 1359 W. Arrow Highway in Specific Plan No. 2, Area 1 (APN: 8383-016-011). Previously approved under DPRB Case No. 08-20; approval has since expired.

Staff report presented by *Associate Planner Marco Espinoza* who stated this project was previously approved in 2008 by DPRB and the Planning Commission. While the applicant has been processing the project through plan check, they still need additional time and subsequently the original approvals have expired. The proposal is for a medical office building designed in a Spanish style, and he described the various architectural details. The only difference in the

submittal is that during the plan check process it was discovered that one of the conditions could not be done. The condition that changed was relative to the ten-foot wide easement on the east property line that was to be vacated as part of the process, with a new access being provided to the property owner to the north from Saint George. When that was done the easement was going to be given to the four property owners to the west that abut it and a new fence provided. However, it was discovered there are three manhole covers in the easement that need to remain accessible for maintenance, so the easement cannot be vacated but vehicular access will no longer occur in that area. The developer has spoken to the homeowners, and notices were mailed regular and certified to them, explaining the situation. If the rear property is ever developed, then it may be possible to remove the manholes and the easement area can revert to the homeowners to the west. Staff is recommending approval.

Chairman Schoonover opened the meeting for public hearing. There being no response, the public hearing was closed.

#### RESOLUTION PC-1455

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NO. 11-49, A REQUEST TO CONSTRUCT A ONE-STORY 6,100 SQUARE FOOT MEDICAL CENTER AT 1359 W ARROW HIGHWAY (APN: 8383-016-011)

**MOTION:** Moved by Ensberg, seconded by Davis to adopted Resolution PC-1455 approving DPRB Case No. 11-49 and the categorical exemption. Motion carried 3-0-2 (Bratt, Rahi absent).

3. **CONSIDERATION OF TENTATIVE PARCEL MAP 71739** – A request to subdivide one lot into two single-family residential lots in the SF-7500 zone (APN: 8383-001-044).

Staff report presented by *Assistant Planner Michael Concepcion*, who stated this request is to divide the parcel located at 614 N. Valley Center Avenue in the SF-7500 zone into two (2) single-family lots that will be 15,260 square feet each. The existing residential house faces Valley Center on the west, which will be Lot 1. The undeveloped portion of the lot continues east to Darwood Avenue. This will be Lot 2. The parcel is primarily flat and meets the minimum development standards for width and size. This was presented to the Environmental/Subdivision Committee for review, and the only comments were that the utilities for the existing house on Valley Center should be undergrounded from the nearest utility pole, and that a decorative six-foot tall block wall be installed along the project perimeter. Lot 1 is fully improved and the only condition is to underground existing utilities from the nearest pole. Lot 2 is unimproved and will also have conditions to install curb, gutter, sidewalks and street trees. This project is consistent with the density of the neighboring development; therefore, Staff is requesting the Commission recommend approval to the City Council.

*Assistant Planner Concepcion* added there is a revision to Condition 9, in that the City Engineer requested a specific dimension of 10 feet be identified for the sewer connection so the new language will read "The developer shall provide a 10 ft. wide sewer and drainage easement for the benefit of Parcel 2 over Parcel 1 to the satisfaction of the City Attorney and the Director of Development Services."

*Commissioner Davis* asked why the sewer connection wasn't to Darwood.

**Assistant Planner Concepcion** stated the City Engineer felt the existing line on Darwood may not be low enough to provide the correct gravitational pull. In case it is not, then this condition would set the standards for connecting to the sewer on Valley Center. The existing house has a 10-foot setback from the south property line so the sewer line could be placed there.

Chairman Schoonover opened the meeting for public hearing. There being no response, the public hearing was closed.

#### RESOLUTION PC-1456

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP 71739, A REQUEST TO SUBDIVIDE AN EXISTING 31,240 SQUARE-FOOT PARCEL INTO TWO (2) 15,620 SQUARE-FOOT PARCELS, LOCATED AT 614 N. VALLEY CENTER AVENUE (APN: 8383-001-044)

**MOTION:** Moved by Ensberg, seconded by Davis to approve Resolution PC-1456 recommending to the City Council approval of Tentative Parcel Map 71739 and the notice of exemption. Motion carried 3-0-2 (Bratt, Rahi absent).

#### **ORAL COMMUNICATION**

##### **4. Director of Development Services**

**Director of Development Services Dan Coleman** stated that City Ventures was in escrow on the L.A. Signal property on Eucla, and would be proposing a 60-unit townhouse project there. They are very experienced in attached housing products and are building a similar project in Glendora. This is one of the locations identified in the Housing Element for providing additional housing in the community.

**Commissioner Davis** asked if this was the old packing house and had the zoning been changed already for the site, and did he think the neighbors would be receptive.

**Director Coleman** stated it is not the packing house, that is two blocks to the east of this site, and that the zoning has not been changed yet. City Ventures will be hosting a neighborhood meeting in January during their due diligence period, so we will know more then how the neighborhood will feel about the project.

##### **5. Members of the Audience**

No communications were made.

##### **6. Planning Commission**

**Commissioner Davis** stated he is intending to attend the Planner's Conference in the Spring. **Chairman Schoonover** and **Commissioner Bratt** stated they did not plan to attend this year.

**ADJOURNMENT**

**MOTION:** Moved by Ensberg, seconded by Davis to adjourn. Motion carried 3-0-2 (Bratt, Rahi absent). The meeting adjourned at 7:18 p.m. to the regular Planning Commission meeting scheduled for January 4, 2012, at 7:00 p.m.

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Jim Schoonover, Chairman  
San Dimas Planning Commission

ATTEST:

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Jan Sutton  
Planning Commission Secretary

Approved: February 15, 2012