

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, April 18, 2012 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Jim Schoonover
Commissioner John Davis
Commissioner Stephen Ensberg
Commissioner M. Yunus Rahi
Director of Development Services Dan Coleman
Associate Planner Kristi Grabow
Planning Secretary Jan Sutton

Absent

Commissioner David Bratt

CALL TO ORDER AND FLAG SALUTE

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

CONSENT CALENDAR

1. Approval of Minutes: April 4, 2012

MOTION: Moved by Ensberg, seconded by Davis to approve the Consent Calendar. Motion carried 4-0-1 (Bratt absent).

PUBLIC HEARINGS

2. **CONSIDERATION OF CONDITIONAL USE PERMIT 11-11** – A Request to Construct a New Multi-Purpose Building, located at 724 East Bonita Avenue. (APN: 8391-023-046 and -047) **Associated Case: DPRB Case No. 11-51**

Staff report presented by *Associate Planner Kristi Grabow* who stated in 2002 a Master Plan was approved for Holy Name of Mary Church consisting of four phases. The third phase of the project is construction of the multi-purpose building. Since the original proposal, the applicant has changed the design to increase the square-footage of the building from 19,000 square feet to 25,663 square feet, but is adding a second floor which accounts for the extra floor area, and lowering the overall height of the building from 42 feet to 38 feet, 8 inches. The architectural design is similar to the other buildings on the site. The DPRB reviewed the plan on March 22nd, and the only questions involved parking and public improvement of the street.

In regards to parking, the site is deficient by 168 spaces; however, there is a condition limiting simultaneous use of the buildings, as well as the church providing overflow parking at Damien High School and utilizing a shuttle service. In regards to the public improvements, the surrounding public improvements were fully improved when the sanctuary was built, so the condition this time is limited to repairing any improvements damaged during construction.

Associate Planner Grabow referenced the open code enforcement case and indicated she had recently spoken with L.A. County Public Works about the sale of the property the storage sheds are located on, and it appears they may be providing a purchase price to the Church in the near future, which should then allow them to abate the problem. When the Master Plan was approved in 2002, a Mitigated Negative Declaration was approved, but since the building has changed since then, a Revised Mitigated Negative Declaration has been prepared. Staff is recommending the Commission approve Conditional Use Permit 11-51.

Commissioner Ensberg asked if the construction of this project and the current use at Bonita Canyon Gateway change the traffic flow and impact on the area.

Associate Planner Grabow stated there are no traffic issues associated with those two projects.

Commissioner Davis asked what the additional square footage of the building will be used for.

Associate Planner Grabow stated they are adding more office space and meeting rooms with the addition of the second floor.

Commissioner Rahi asked if a traffic study was prepared for the project.

Associate Planner Grabow stated a traffic study was provided in 2002, and since the project has not changed significantly in size, a new study was not required and analysis was based on the previously submitted study.

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

Jim Van Compennolle, JVC Architects, 5385 Cameron #15, Las Vegas, stated he is representing the applicant and that they concur with Staff's recommendation, and he is available to answer any questions.

Michael Sanchez, 3974 Turquoise Lane, La Verne, stated he is a parishioner and wanted clarification about the condition limiting the use of the multi-purpose building when the sanctuary was in use because sometimes after mass they sell coffee and donuts, and wanted to know if they would not be able to use the multi-purpose building for that. He also wanted to know if this meant a small wedding reception and a Saturday evening mass could not be held concurrently.

Associate Planner Grabow stated the intent is to not have the school, sanctuary and multi-purpose building being used to capacity at the same time because of the parking deficiency, so that while school is in session the Church cannot hold services or use the multi-purpose building. Weddings and receptions are usually the same people, just moving from one building to the next so this should not be an issue.

Jim Van Compennolle stated this goes back ten years to the original approval and the concern that if both buildings were fully occupied at the same time, the on-site parking is insufficient. It

wasn't that you couldn't use both buildings, it's that you can't fill them to capacity at the same time. He felt the Church understands that and will schedule events in the buildings accordingly. This building will not change the parking demands that are already occurring; they just won't be able to schedule the buildings while school is occurring.

Thomas C. Somma, 2034 Terrebonne Avenue, submitted a letter in support of this project and it will be made a part of the public record.

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

Director of Development Services Dan Coleman stated Condition No. 8 could be modified slightly to state there shall not be simultaneous use of the multi-purpose building and the sanctuary, except for fellowship at the end of a service.

Commissioner Davis felt they should address how building capacity should not exceed the parking requirement, because he felt it's not if both buildings are being used at the same time, it is if the uses are exceeding parking capacity.

Commissioner Rahi stated when the 2002 Master Plan was submitted, it included this building and asked if there were specific traffic improvements required with that approval. He asked if there was a condition in the approval in regards to the Code Enforcement case.

Director Coleman stated both streets were already fully improved, and if you look at today's actual traffic numbers, the Church generates only about 3% of the traffic.

Associate Planner Grabow stated in regards to the Code Enforcement case, the Church has been working on resolution and keeping the City apprised of their progress, but because there is another agency they have to work with, it is taking time. Staff did not feel there needed to be a condition to address this.

RESOLUTION PC-1463

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 11-11, A REQUEST BY HOLY NAME OF MARY PARISH TO CONSTRUCT A NEW MULTI-PURPOSE BUILDING ON THE PROPERTY LOCATED AT 724 EAST BONITA AVENUE (APN: 8391-023-046 AND -047)

MOTION: Moved by Ensberg, seconded by Rahi to approve Conditional Use Permit 11-11, with the suggested modification to Condition No. 8, and to direct Staff to file the Revised Mitigated Negative Declaration. Motion carried 4-0-1 (Bratt absent).

ORAL COMMUNICATION

3. Director of Development Services

Director Coleman stated the final inspection for Olive Garden is scheduled for tomorrow, and they are planning to open on May 21st. Panda Express has completed rough plumbing, and the Loma Bonita apartments submitted for third plan check last week.

4. Members of the Audience

No communications were made.