

**DEVELOPMENT PLAN REVIEW BOARD  
MINUTES  
May 23, 2013 at 8:30 A.M.  
245 EAST BONITA AVENUE  
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

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**PRESENT**

*Emmett Badar, City Council  
Scott Dilley, Chamber of Commerce  
Blaine Michaelis, City Manager  
Krishna Patel, Director of Public Works  
Jim Schoonover, Planning Commission  
John Sorcinelli, Public Member at Large  
Larry Stevens, Assistant City Manager of Community Development*

**CALL TO ORDER**

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:30 a.m. so as to conduct regular business in the City Council Conference Room.

**DPRB Case No. 13-13**

A request to revise the previously approved 26,663 square foot, two-story multi-purpose building to a 22,483 square foot, one-story building for Holy Name of Mary Church located at 724 East Bonita Avenue.

Environmental Classification: Negative Declaration – Previously Prepared

APN's: 8391-023-046, 047

Zone: Public/Semi-Public (PS)

Colleen Bennett, community member, was present.  
Tim Lopez, applicant and director of operations at 724 E Bonita Avenue, was present.  
Steve Micciche, WFC, was present.  
Jim Van Comperolk, JVC Architects, was present.

Associate Planner Torrico stated that the request is to construct a 22,483 sq. ft. multi-purpose building. The Public/Semi-Public zone permits churches and related facilities subject to a Conditional Use Permit. The item was previously heard by the Board in 2002 and 2012. In 2002 the DPRB reviewed the master plan, sanctuary, and the southern parking lot, which was completed. In 2012, the applicant submitted revisions to the structure.

He noted that the applicant proposed to develop the site in various phases due to funding:

- Construct the southern parking lot (completed)
- Demolish the existing building (the multi-purpose building, the youth hall and the parish offices) and construct the new sanctuary (completed)
- Construct a new multi-purpose building (current phase)

- Rehabilitation of the two existing classroom buildings (still in the fundraising stage)

Under the current proposal, the size of the proposed multi-purpose building is smaller and the proposed uses have decreased; therefore, it has been determined that re-review and approval of the church's current Conditional Use Permit was not required; therefore, it was extended for one year by the Director of Development Services. The current proposal will consist of a single-story building that includes 18,193 sq. ft. in floor area, 2,202 sq. ft. interior courtyard and 2,088 sq. ft. interior courtyard and 2,088 sq. ft. in covered exterior walkways for a total of 22,483 sq. ft. The multi-purpose building will provide additional meeting and office areas, and a gathering space for funerals, dinners, confirmation receptions and after-Mass fellowship activities. The architecture will be similar to church. He noted that the parking calculations in 2012's staff report were incorrect. Staff indicated there were 384 parking spaces when there were actually 373 spaces. The proposed multi-purpose building will require 186 parking spaces and the applicant is proposing 373 parking spaces, complying with the parking requirement for the proposed use. To mitigate any parking issues, the applicant has agreed that the sanctuary and the multi-purpose building will not be used for events at the same time, as required by Condition No. 8. Condition No. 8 shall be revised to include, "Except for fellowship activities." The use of the sanctuary and the multi-purpose building shall be limited when the school is in use, as required by Condition No. 9. Both conditions, coupled with the 57 overflow spaces in the ball fields and the overflow agreement with Damien High School should ensure that the overflow parking will not have a significant negative impact on the neighborhood.

He stated that there is currently an open code enforcement case for the storage containers onsite which were built on property owned by LA County Public Works Department. The applicant will need to remove the cargo containers prior to the issuance of an occupancy permit. The applicant is in the final stages of acquiring the land and noted that they are currently required to remove three of the four storage containers. Based on City policy, new construction on a property could not occur until the violations are resolved; however, the project is part of a long-standing master plan for this site. Staff feels that the applicant has been working with staff and will continue in good faith thus it is not necessary to impose any delays in processing their request. The applicant is also aware that future proposed sheds will require planning review and a building permit. He noted that Condition No. 14 is incorrect, instead of indicating the containers are to be removed prior to issuance of a building permit; it should read prior to issuance of an occupancy permit.

Mr. Sorcinelli asked if the Board received the previous drawings for the previously approved two-story proposal.

Associate Planner Torrico replied yes and added that they were included with the packet today and was also presented in 2012. He added that the plans have been downscaled.

Mr. Sorcinelli asked if there are any architectural differences with the plans submitted previously.

Associate Planner Torrico responded that the finishes are the same; however, there are different elements such as step windows at the north elevation. He added that everything else is the same.

Mr. Sorcinelli asked if the footprint has changed.

Associate Planner Torrico responded that the footprint has gotten larger; however, the square footage is smaller.

Mr. Patel inquired about the parking.

Associate Planner Torrico replied that when last approved, four parking stalls were removed to install a trash enclosure.

Mr. Sorcinelli asked if a drop off location has been established for weddings and funerals, etc.

Associate Planner Torrico responded yes that has been addressed.

Mr. Badar asked if the code enforcement case will be resolved.

Associate Planner Torrico assured the Board that the case will be resolved and the containers will be removed before an occupancy permit is issued.

Mr. Stevens commented that Staff is waiting for the church to finish their acquirement of the land. He added that the code enforcement information was mentioned as a reminder to the Board of the agreements made between the applicant and Staff.

Mr. Sorcinelli asked if the existing classroom building is part of today's approval.

Tim Lopez, director of operations at 724 E Bonita Ave, stated that Staff is viewing the classroom building as Phase 4 of their master plan. They are currently in the planning phase and do not have a time frame. He explained that they foresee work commencing in about five years. He noted they are current raising money to upgrade additional buildings.

Mr. Badar asked if the funding for this project has been established.

Mr. Lopez responded that they are almost there and hope to submit plans in July and put out to bid in October or November.

Mr. Schoonover noted that the code enforcement case is for the four storage sheds and containers of which one will continue to remain and will be painted to match the existing church. He inquired as to why one of the containers will be permitted and the others are to be removed.

Mr. Stevens replied that that type of structure is permitted; however, a permit needs to be secured.

Jim Van Compernlk, architect, clarified the information in regards to the footprint of the project. He stated that the square footage is similar and was processed a year ago and appears larger because of an internal courtyard that has been added. He noted that the building complies with the requirements and noted that the footprint is very similar to the two-story design proposed originally.

Mr. Stevens stated that prior to DPRB approval, the conditions were the same. Staff is not adding anything new other than the amended condition in regards to the issuance of an occupancy permit versus the issuance of a building permit and Condition No. 45 will need to be updated to meet the requirements for a MS4 permit including requirements for drainage.

Mr. Patel stated that there is no filtration on the proposed project and Condition No. 45 will need to be amended.

Mr. Van Compernlk asked if they will need both infiltration and treatment.

Mr. Stevens asked what the minimum area is required for an MS4 permit.

Mr. Patel responded 5,000 sq. ft.

Associate Planner Torrico stated that Condition No. 45 will be revised to reflect the current general permit for discharges of the storm water.

**MOTION:** Emmett Badar moved, second by Jim Schoonover to approve, subject to conditions of approval.

Motion carried 7-0

**ADJOURNMENT**

There being no further business the meeting was adjourned at 8:50 a.m. to the meeting of June 13, 2013 at 8:30 a.m.

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Jim Schoonover, Chairman  
San Dimas Development Plan Review Board

ATTEST:

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Jessica Mejia  
Development Plan Review Board  
Departmental Assistant

Approved: June 27, 2013