

# CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting  
Thursday, July 16, 2015 at 7:00 p.m.  
245 East Bonita Avenue, Council Chambers

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## **Present**

Chairman David Bratt  
Commissioner John Davis  
Commissioner Stephen Ensberg  
Commissioner M. Yunus Rahi  
Senior Planner Marco Espinoza  
Planning Secretary Jan Sutton

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

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

## **APPROVAL OF MINUTES**

1. May 21, 2015

**MOTION:** Moved by Ensberg, seconded by Davis to approve the Minutes of May 21, 2015. Motion carried unanimously, 4-0.

2. June 4, 2015 (Ensberg absent)

**MOTION:** Moved by Rahi, seconded by Davis to approve the minutes of June 4, 2015. Motion carried 3-0-01 (Ensberg abstained).

## **CONSENT CALENDAR**

3. **CONSIDERATION OF DPRB CASE NO. 15-19** – A request to construct a 7,623 square foot single-family residence with two stories at street level and three stories at the rear, a 625 square foot two-car attached garage, 125 square foot covered entry porch, 144 square foot front balcony, 480 square foot rear balcony, 400 square foot open pool pavilion and infinity pool located at 1532 Calle Cristina in Specific Plan No. 11, Area 1. (APN: 8448-038-035)

*Commissioner Davis* recused himself from participating on this item as he lived next door to the subject property.

**Senior Planner Marco Espinoza** stated this item is on the Consent Calendar which is for items that are considered routine and non-controversial and would be voted on without Staff presentation and Board discussion unless someone wished to pull it. He stated that based on a concern expressed by Mr. Davis regarding the location of the pool pavilion, the Board directed the applicant to try to work with the neighbor on a new location, and if a resolution could not be reached then it should be brought back to the Board for further review. Subsequent to that action the plans were revised to relocate the pool and pavilion; they have been reviewed by Mr. Davis and he is satisfied that his concerns have been addressed and the new location will no longer block the view from his property.

#### RESOLUTION PC-1542

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NUMBER 15-19, A REQUEST TO CONSTRUCT A 7,623 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH ATTACHED TWO-CAR GARAGE AND ATTACHED DECK WITH PAVILION, AND POOL WITH SPA AT 1532 CALLE CRISTINA (APN: 8448-038-035)

**MOTION:** Moved by Ensberg, seconded by Rahi to approve the Consent Calendar. Motion carried 3-0-0-1 (Davis abstained).

#### **ORAL COMMUNICATION**

##### **4. Community Development Department**

**Senior Planner Espinoza** stated at the next meeting will be a new two-story office building on Foothill Boulevard for their review located behind the existing dance studio. Staff has received inquiries for redeveloping the Shell gas station site but no formal application yet. The new pads at the Costco center have been certified and construction will be moving forward. Building permits have been issued for the five new homes on Shirlmar as part of the mixed-use project, and the other portion is in plan check. Staff is still waiting for formal submittal for the proposed housing projects on San Dimas Avenue and the Meredith property on Foothill Boulevard.

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

No communications were made.

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

**Commissioner Rahi** stated when they reviewed the Consent Calendar item at DPRB there was concern expressed that the applicant was only proposing two garage spaces for such a large house with many bedrooms, but there is no provision in the code to define how many parking spaces are needed based on the number of bedrooms, and he felt the code should be amended to have such a requirement.

**Senior Planner Espinoza** stated Staff did discuss that issue after the meeting and traditionally the larger homes are designed to have more garage spaces so it was very unusual to see one that only had the required minimum of two spaces. With the modification for the pool area the applicant also increased the garage size to have four parking spaces.

**ADJOURNMENT**

**MOTION:** Moved by Ensberg, seconded by Rahi to adjourn. Motion carried unanimously, 4-0. The meeting adjourned at 7:10 p.m. to the regular Planning Commission meeting scheduled for Thursday, August 6, 2015, at 7:00 p.m.

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David A. Bratt, Chairman  
San Dimas Planning Commission

ATTEST:

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Jan Sutton  
Planning Commission Secretary

Approved: August 20, 2015