

# **CITY OF SAN DIMAS PLANNING COMMISSION MINUTES**

Regularly Scheduled Meeting  
Wednesday, November 3, 2004 at 7:30 p.m.  
245 East Bonita Avenue, Council Chambers

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## **Present**

Chairman Ash Dhingra  
Commissioner Emmett Badar  
Commissioner Dave Bratt  
Commissioner Howard Levreau  
Commissioner Jim Schoonover  
Director of Community Development Larry Stevens  
Planning Manager Craig Hensley

## **CALL TO ORDER**

Chairman Dhingra called the regular meeting of the Planning Commission to order at 7:32 p.m. and Commissioner Schoonover led the flag salute.

## **CONSENT CALENDAR**

1. Approval of Minutes for October 6, 2004.
2. Recommendation of Final Environmental Impact Report (FEIR) – for the construction of a Costco Commercial Complex on property located on the southeast corner of Gladstone and Lone Hill.

### RESOLUTION PC-1303

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR DEVELOPMENT OF A COSTCO COMMERCIAL COMPLEX ON THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF GLADSTONE AND LONE HILL

3. Recommendation of General Plan Amendment 03-03 – A request to amend the General Plan land use designation from Industrial to Commercial and to amend various goals, objectives and policies set forth in the General Plan for property located on the southeast corner of Gladstone and Lone Hill.

### RESOLUTION PC-1304

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 03-03, A REQUEST TO CHANGE THE LAND USE DESIGNATION FROM INDUSTRIAL TO COMMERCIAL ON THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF GLADSTONE AND LONE HILL AND TO AMEND VARIOUS RELATED GOALS, OBJECTIVES AND POLICIES IN THE LAND USE ELEMENT

4. Recommendation of Municipal Code Text Amendment 03-04 – A request to revise Specific Plan No. 24 including development plan, development standards, plan review and disposition and related Sections to allow commercial development on the property located at the southeast corner of Gladstone and Lone Hill.

#### RESOLUTION PC-1305

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 03-04, A REQUEST TO AMEND SPECIFIC PLAN NO. 24, INCLUDING THE DEVELOPMENT PLAN, DEVELOPMENT STANDARDS, PLAN REVIEW AND DISPOSITION AND RELATED SECTIONS, FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF GLADSTONE AND LONE HILL

Director of Community Development Larry Stevens stated a hand-out had been prepared for the Commission which inserts language on Page 33 of Resolution PC-1303 explaining averaging versus fitted curve analysis and the adequacy of the trip distribution methods used in response to comments made at the public hearing.

**MOTION:** Moved by Levreau, seconded by Bratt to approve the Consent Calendar as amended. Motion carried unanimously, 5-0.

#### **PUBLIC HEARINGS**

- No Items Submitted.

#### **ORAL COMMUNICATIONS**

##### **5. Director of Community Development**

Director Stevens presented updates on the following projects:

- Flavor House – The City has an exclusive development agreement for a mixed use project that includes that property; however, the owner does not want to sell at this time. The owner has installed fencing around the site to discourage dumping. The proposed project should be coming forward sometime the first of the year.
- Costco – There is still technical analysis that needs to be done to complete the DDA but they are targeting December 14<sup>th</sup> for the City Council public hearing.
- Dollar Tree – Close to receiving occupancy, should be ready by next week.
- Gold Line Study Session – The City Council will be holding a Study Session next Tuesday at 5:30 p.m. to discussing proposed station sites if any Commissioners were interested in attending.

- Dentec – Los Angeles County may have this item on their agenda the first meeting in January. The City will be there opposing the project, and it our understanding that County staff will not be recommending approval.

**6. Members of the Audience**

No communications were made.

**7. Planning Commission**

Commissioner Bratt stated he would be out of town and unable to attend the meeting on November 17, 2004.

**ADJOURNMENT**

There being no further business, Chairman Dhingra adjourned the meeting at 7:54 p.m. to the regular Planning Commission meeting scheduled for November 17, 2004 at 7:30 p.m.

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Ash Dhingra, Chairman  
San Dimas Planning Commission

ATTEST:

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Craig Hensley  
Planning Manager

Approved: