

# CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting  
Wednesday, November 17, 2004 at 7:30 p.m.  
245 East Bonita Avenue, Council Chambers

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## **Present**

Chairman Ash Dhingra  
Commissioner Howard Levreau  
Commissioner Jim Schoonover  
Planning Manager Craig Hensley  
Associate Planner Joe Vacca

## **Absent**

Commissioner Emmett Badar  
Commissioner Dave Bratt

## **CALL TO ORDER**

Chairman Dhingra called the regular meeting of the Planning Commission to order at 7:36 p.m. and Commissioner Levreau led the flag salute.

## **CONSENT CALENDAR**

1. Approval of Minutes for November 3, 2004.
2. Approval of D.P.R.B. Case No. 04-61 – A request to construct a 5,170 sq. ft. single-family residence with an 806 sq. ft. garage in Specific Plan No. 12, located at 1030 Via Romales.

**MOTION:** Moved by Levreau, seconded by Schoonover to approve the Consent Calendar. Motion carried unanimously, 3-0.

## **PUBLIC HEARINGS**

3. **CONSIDERATION OF D.P.R.B. CASE NO. 04-24** - A Request to Add an 11,344 sq. ft. Two-Story Addition to the Existing 15,619 sq. ft. Single-Story Building Located at 255 North Lone Hill Avenue

Staff report presented by *Associate Planner Joe Vacca*, who stated this was a request by Christian Community Credit Union to remove the existing garage bays from the old State Farm building and construct a two-story addition. The building would house a credit union on the first floor with office space for their regional headquarters. There is a large set-back buffer from the property lines so the addition would have little impact on surrounding property. The proposal calls for the removal of the existing entrance tower and adds a new one to mimic original architectural features. The Development Plan Review Board reviewed this item three times and great progress was made with the applicant to address design concerns. The current design

was approved by the DPRB in October. Since this project is located in Specific Plan No. 2, the design review process requires final review by the Planning Commission. Staff recommends upholding the DPRB approval and for the Commission to direct the preparation of a Resolution and Mitigated Negative Declaration.

Chairman Dhingra opened the meeting for public hearing. Addressing the Commission was:

**Tom Matlock, Matlock and Associates, the architect representing the applicant,** who stated that they were in support of the project as presented by staff.

**Commissioner Levreau** asked if he had read the conditions and agreed with them.

**Tom Matlock** stated they were in agreement with the conditions.

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

**MOTION:** Moved by Levreau, seconded by Schoonover to approve the project as presented and direct staff to bring back a Resolution of Approval and prepare the Mitigated Negative Declaration. Motion carried unanimously, 3-0.

#### **ORAL COMMUNICATIONS**

**4. Director of Community Development**

No communications were made.

**5. Members of the Audience**

No communications were made.

**6. Planning Commission**

No communications were made.

#### **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: