

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, February 2, 2005 at 7:30 p.m.
245 East Bonita Avenue, Council Chambers

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
City Attorney Mark Steres

CALL TO ORDER

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

CONSENT CALENDAR

1. Approval of Minutes for January 19, 2005.
2. Approval of Conditional Use Permit 04-04 – A request to conduct on-site beer and wine sales associated with a restaurant, located at 130 East Bonita Avenue in the San Dimas Town Center.

RESOLUTION PC-1309

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 04-04, A REQUEST BY VIKEN APOSHIAN TO CONDUCT ON-SITE ALCOHOL SALES OF BEER AND WINE ON THE PROPERTY LOCATED AT 130 E. BONITA AVE.

3. Approval of DPRB Case No. 04-68 – A request to construct a new 10,313 square foot House plus Cabana, located at 1575 Calle Cristina in Specific Plan No. 11.

Staff stated a correction was made to the January 19, 2005 minutes by adding the motion of approval for the Consent Calendar.

Commissioner Schoonover asked to have the address on Item 3 clarified because the attachment material to the staff report had a different address than the agenda.

Planning Manager Craig Hensley stated the correct address was 1575 Calle Cristina.

MOTION: Moved by Badar, seconded by Schoonover to approve the Consent Calendar as corrected. Motion carried unanimously, 5-0.

PUBLIC HEARINGS

4. **CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 04-02** – Revision to definitions and/or side yard setback requirements in the Single Family Zones and/or consideration of possible encroachments into side yard setbacks. **(Continued from 1-19-05)**

Director of Community Development Larry Stevens stated this item was discussed at the previous meeting to receive direction from the Commission. The public hearing was left open since they didn't have specific text to present. He went over the language in the resolution which reflected the direction given by the Commission. Staff is recommending adoption of the resolution recommending approval of the code change.

Commissioner Levreau stated that in Section 2, Subsection 2 there was an error in the height for the remaining open-work fencing above the initial forty-two inch base. The resolution states "thirty-six inches" but he thought it should be "thirty inches" to not exceed the six foot height limitation.

Director Stevens stated he was correct and that figure would be changed in the resolution.

Commissioner Schoonover stated in that same section it states that landscaping shall not be installed to circumvent the intent of this section, but in the discussion at the last meeting the attorney indicated that landscaping could be used to help screen the view into the side yard area.

City Attorney Mark Steres stated this language was taken directly from the existing code.

Director Stevens stated the intent was that someone could have landscaping with a sense of openness that would help to screen the view but that they could not use a solid wall of impenetrable landscaping to circumvent the code.

City Attorney Steres added that the Provisions for Existing Fences and Walls in Section 3 were parallel to the language used to address duplex units in the downtown area when the zoning was changed.

Chairman Dhingra stated that he has read the minutes from the previous meeting and was prepared to vote.

RESOLUTION PC-1310

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 04-02, A REVISION TO SIDE YARD SETBACK REQUIREMENTS AND FENCING/WALL STANDARDS IN THE SF ZONE

MOTION: Moved by Bratt, seconded by Badar to approve Resolution PC-1310 as corrected. Motion carried unanimously, 4-1 (Levreau no).

ORAL COMMUNICATIONS

5. Director of Community Development

Director Stevens stated the City hosted a Community Forum in regards to Vista Verde Ranch application which has been submitted to the County. The City's comments, along with a transcript and video tape of the forum, was hand-delivered to the County today to be included in the final EIR. The City was also preparing correspondence to the County Planning Commission to be included in their Commission packages for the hearing next Wednesday.

Commissioner Bratt wanted to commend Director Stevens for his presentation at the Forum.

Director Stevens stated the Costco EIR documents would be sent to the Commission early so that they would have time to review them prior to the next meeting. The architectural review would be heard at DPRB later this month, and then to the Commission in March, probably the second meeting.

6. Members of the Audience

No communications were made.

7. Planning Commission

No communications were made.

ADJOURNMENT

There being no further business, Chairman Dhingra adjourned the meeting at 7:46 p.m. to the regular Planning Commission meeting scheduled for February 16, 2005 at 7:30 p.m.

Ash Dhingra, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: February 16, 2005