

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, March 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
Planning Manager Craig Hensley

CALL TO ORDER

Chairman Dhingra called the regular meeting of the Planning Commission to order at 7:33 p.m. and Commissioner Levreau led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes for February 16, 2005.
2. Recommendation of Revised 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-1311

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING CERTIFICATION OF A REVISED 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-1312

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-1313

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

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

PUBLIC HEARINGS

5. CONSIDERATION OF CONDITIONAL USE PERMIT 05-01 – A request to create a 5,656 sq. ft. Sanctuary and Office Area, located at 505 East Bonita Avenue.

Staff report presented by *Planning Manager Craig Hensley*, who stated this was a request by Faith Lutheran Church for an addition to the sanctuary building, a tower and additional parking. In 1991 a CUP was issued to add a 3,000 sq. ft. parish hall and 2,880 sq. ft. office/education building to the existing 3,000 sq. ft. church structure and child care center. Since that time only the parish hall has been built.

This is a proposed revision to the CUP that would eliminate the plans for the office and education building, but would add parking and provide for an addition to the sanctuary building that would increase the occupancy from 160 to 234 seats. Parking would increase from 53 to a maximum of 89 spaces. The parking needed for 234 seats is 78 spaces, so they are proposing more than the minimum. There is also a proposal to add a 60 ft. tall tower. He went over the proposed site plan and setbacks from surrounding properties. The DPRB conducted a preliminary review at their February 10, 2005 meeting. They recommended several minor changes but felt overall this was an

appropriate plan for the site. Final approval of the project will need to go back to the DPRB. There will be some tree removal necessary in order to build the addition, but the applicant has proposed a replacement plan. Staff recommends approval of the Conditional Use Permit based on the findings and conditions.

Commissioner Badar asked if the tower was a bell tower or just a lighted tower.

Manager Hensley stated it was a lighted tower only. He felt the idea was to create a lantern effect and to identify that this was a church. The structural portion was only 50 ft. tall with the cross adding another 10 ft. to the height. He stated the DPRB, prior to final approval, will need to make a determination on whether or not the steeple is compatible with the surrounding area based on the AP zoning.

Commissioner Levreau asked about the setback of the tower from the street and if there has been any further discussion on the lighting.

Manager Hensley stated he thought the setback was approximately 90-100 feet back from the street. There will be a plan that shows the internal location of light fixtures and the type of lighting which will be reviewed by the DPRB prior to final approval.

Commissioner Bratt asked if the DPRB had any discussion on the appropriateness of the tower height since he thought it was rather tall for that part of town.

Manager Hensley stated that while it was taller than anything else in that area, one thing to consider is that the top ten feet is the cross so the structural portion is approximately 50 ft. The building also sits over 100 feet from the street, plus the grade of the lot is such that the building is actually several feet below street grade. Those things along with the landscaping will help to mute the impact. The church's desire is to create an identity along the street. He stated it was approximately the same height as the tower at Christ's Church of the Valley, and was approximately 12 feet by 12 feet in dimension.

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

David Berkedal, Pastor, who stated the church has been at that location since 1964. They are currently holding worship services in the building that was designed as the parish hall. In December the windstorm removed the roof on the worship facility and rain came in for several hours before it was discovered so they had to move out. They have been in the parish hall ever since so there is a sense of urgency to their request. He stated they are agreeable to the requests made by the DPRB and are working to incorporate them. He felt the slope of their property helped to mitigate the height of the tower and that it would sit six to ten feet below street level grade. He stated people drive by at 40 m.p.h. and with the mature trees they don't always see the church, and the tower will help to give them focus.

Commissioner Schoonover asked how many services are held on Sunday.

Pastor Berkedal stated currently they have three services at 8:15 a.m., 9:30 a.m. and 10:45 a.m. Combined attendance is a little over 200, with the middle service having the

highest attendance with approximately 80 people. One of the reasons they want to expand the facility is so they can go to only two services. There being no further comments, the public hearing was closed.

Commissioner Bratt asked if the DPRB had any problems with the height of the tower or if lighting was the only issue.

Commissioner Levreau stated the DPRB felt the height was mitigated by the drop in the grade and the setback from the street and the lighting was the only issue.

Manager Hensley stated the Board felt lighting would be okay as long as it was subtle lighting. They also had concerns with the rooflines on the building in the office area but the architect is working on changes. He stated the height would be considered as part of the findings to determine if it is compatible with surrounding facilities and an architectural focal point.

Commissioner Bratt asked if the surrounding neighbors were notified.

Manager Hensley stated notices were sent to property owners within 300 feet of the property and a notice board was placed on the property.

Commissioner Schoonover felt this project has met the findings but expressed concerns about the 3:1 ratio for parking at churches. While he didn't think there would be a problem with this project, he has seen the standards create problems in the past at other facilities when there is an overlap in service times. He thought they should look at this in the future.

Chairman Dhingra directed staff to review the 3:1 parking ratio for churches and bring back a report to the Commission in the future for discussion.

MOTION: Moved by Badar, seconded by Schoonover to approve CUP 05-01 and direct staff to bring back a resolution of approval with conditions. Motion carried unanimously, 5-0.

ORAL COMMUNICATIONS

6. Director of Community Development

No communications were made.

7. Members of the Audience

No communications were made.

8. Planning Commission

No communications were made.

ADJOURNMENT

There being no further business, Chairman Dhingra adjourned the meeting at 8:06 p.m. to the regular Planning Commission meeting scheduled for March 16, 2005 at 7:30 p.m.

Ash Dhingra, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: