

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, March 16, 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 7:37 p.m. and Commissioner Bratt led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes for March 2, 2005.
2. Approval 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.

RESOLUTION PC -1314

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 05-01, A REQUEST BY FAITH LUTHERAN CHURCH TO AMEND ITS EXISTING CONDITIONAL USE PERMIT AND ADD TO THE EXISTING SANCTUARY AND PARKING AREA ON THE PROPERTY LOCATED AT 505 EAST BONITA AVENUE

3. Approval of D.P.R.B. Case No. 04-87 – A request to construct a 6,700 sq. ft. house and three-car garage at 337 Rebecca Drive, located in Specific Plan No. 8, submitted by Bishara Shahin.

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

PUBLIC HEARINGS

- **No Items Submitted.**

NEW BUSINESS

4. **CONSIDERATION OF D.P.R.B. CASE NO. 05-06, PRECISE PLAN NO. 05-01** – a request to construct a four-building office complex with total project size of 16,000 sq. ft., located at 343 East Foothill.

Staff report presented by *Planning Manager Craig Hensley*, who stated the Precise Plan was before the Commission as a review requirement of the Scenic Highway Overlay along Foothill Boulevard. The proposal is for a four-building office complex with a total of 16,000 square feet and 64 parking spaces. The lot is a triangular shape located on the north side of Foothill Boulevard, just to the west of the Kindercare facility and south of the equestrian center. The architecture is Spanish Mission style. The DPRB reviewed this project on February 24th and recommended approval and adopted a Mitigated Negative Declaration. Staff recommends approval and adoption of Resolution PC-1315.

Commissioner Schoonover inquired about the outdoor storage area, if that was for trash, and if there was a reciprocal access agreement like the project they approved recently.

Manager Hensley stated that was a standard condition for any type of outdoor storage but that the trash enclosure would be part of that. Currently there isn't a reciprocal access agreement because there is only one owner of the property.

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

Eric Simison, 1977 Golden Hills Road, La Verne, applicant, stated he has reviewed the conditions and finds them acceptable. He stated staff has been working with him on developing this site since it is constrained by its location between two easements, one owned by The City of Los Angeles and one by the County of Los Angeles.

Commissioner Bratt asked if there would be access for eastbound traffic on Foothill Boulevard.

Manager Hensley stated the main drive was aligned with Dixie Drive and would accommodate left and right turn-in/turn-out activity. There is also an existing turn lane on Foothill for eastbound traffic at that location.

Commissioner Badar asked if this was just general office and if there was a projection on how long it would take for this center to fill up.

Eric Simison stated that there is a demand for this type of building by both lessees and buyers. He stated that most users tend to be business owners that want to move their offices closer to their homes.

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

RESOLUTION PC-1315

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING PRECISE PLAN REVIEW 05-01 (DPRB 05-06), A REQUEST TO CONSTRUCT FOUR OFFICE BUILDINGS TOTALING 16,000 SQUARE FEET; LOCATED AT 343 EAST FOOTHILL BOULEVARD

MOTION: Moved by Badar, seconded by Bratt to adopt Resolution No. PC-1315 approving Precise Plan Review 05-01 (DPRB 05-06). Motion carried unanimously, 5-0.

ORAL COMMUNICATIONS

5. Director of Community Development

Manager Hensley stated that the Costco project was scheduled for City Council review on March 22, 2005. The Precise Plan Review has been to DPRB twice, and there has been substantial progress made since the last review. It is scheduled for Planning Commission review at the next 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 7:48 p.m. to the regular Planning Commission meeting scheduled for April 6, 2005 at 7:30 p.m.

Ash Dhingra, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: