

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

Regularly Scheduled Meeting  
Wednesday, July 6, 2005 at 7:30 p.m.  
245 East Bonita Avenue, Council Chambers

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## **Present**

Chairman Ash Dhingra (arrived 7:34 p.m.)  
Commissioner Emmett Badar  
Commissioner David Bratt  
Commissioner Howard Levreau  
Commissioner Jim Schoonover  
Planning Manager Craig Hensley

## **CALL TO ORDER**

Vice-Chair Badar called the regular meeting of the Planning Commission to order at 7:32 p.m. and Commissioner Levreau led the flag salute.

## **CONSENT CALENDAR**

1. Approval of Minutes for June 15, 2005.

**MOTION:** Moved by Schoonover, seconded by Bratt to approve the Consent Calendar. Motion carried unanimously, 4-0.

## **PUBLIC HEARINGS**

- No Items Submitted.

## **PLANNING MATTERS**

Items 2 through 5 were discussed at the same time.

Planning Manager Hensley stated the public hearing for these items was held at the last meeting, but there has been a slight modification since then. The Negative Declaration was modified to remove any mention of the Fox project as that is not part of the current action.

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Chairman Dhingra arrived at 7:34 p.m.

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**MOTION:** Moved by Levreau, seconded by Badar to approve Resolution Nos. PC-1319, PC-1320 and PC-1321 and recommend the City Council adopt the Negative Declaration.

Commissioner Bratt asked if each item could be voted on separately.

Commissioner Levreau withdrew his previous motion.

2. **CONSIDERATION OF GENERAL PLAN AMENDMENT 04-01; ZONE CHANGE 04-01; AND MUNICIPAL CODE TEXT AMENDMENT 05-01**

**MOTION:** Moved by Badar, seconded by Levreau to recommend the City Council approve the Negative Declaration. Motion carried unanimously, 5-0.

3. **CONSIDERATION OF RESOLUTION RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 04-01**

RESOLUTION PC-1319

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 04-01, AN ADDITION TO THE LAND USE ELEMENT OF THE GENERAL PLAN CREATING A DOWNTOWN MIXED USE DESIGNATION AND A CHANGE FROM THE COMMERCIAL DESIGNATION TO THE DOWNTOWN MIXED USE DESIGNATION TO PROPERTIES ALONG SAN DIMAS AVENUE NEAR THE INTERSECTION WITH ARROW HIGHWAY AND COMMERCIAL STREET

**MOTION:** Moved by Levreau, seconded by Badar to recommend the City Council approve General Plan Amendment 04-01 and Resolution PC-1319. Motion carried, 4-1 (Bratt voted no).

4. **CONSIDERATION OF RESOLUTION RECOMMENDING APPROVAL OF ZONE CHANGE 04-01**

RESOLUTION PC-1320

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF ZONE CHANGE 04-01, A REQUEST TO CHANGE THE ZONING FROM M-1 TO CREATIVE GROWTH – AREA 3 AND AMENDING THE OFFICIAL ZONING MAP ON CERTAIN PROPERTIES LOCATED NORTH OF ARROW HIGHWAY, EAST OF SAN DIMAS AVENUE

**MOTION:** Moved by Badar, seconded by Levreau to recommend the City Council approve Zone Change 04-01 and Resolution PC-1320. Motion carried unanimously, 5-0.

5. **CONSIDERATION OF RESOLUTION RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 05-01**

RESOLUTION PC-1321

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 05-01, TO AMEND CHAPTER 18.140.090.C (CREATIVE GROWTH ZONE – AREA 3) AND EXHIBITS A & B OF THE SAN DIMAS MUNICIPAL CODE

**MOTION:** Moved by Levreau, seconded by Badar to recommend the City Council approve Municipal Code Text Amendment 05-01 and Resolution PC-1321. Motion carried unanimously, 5-0.

**ORAL COMMUNICATIONS**

6. **Director of Community Development**

In response to inquiries from the Commission, Planning Manager Hensley presented the following updates:

- No change in the status of the Costco project from the last update. He believed they were working on purchasing the property in the project area.
- Grading has begun for the hotel at the corner of Arrow and Eucla, and it will be a Holiday Inn Express Suites.
- The owner of the proposed storage and impound facility on Arrow Highway has changed architects. They have called once, but have not submitted any plans for review.
- The church on Bonita has also changed architects and he believed they were working on their plans.
- There hasn't been any change in the status of the Canyon Center property. There was a developer that had an option on the property whom they met with several times, but it hasn't gone any further than that.

7. **Members of the Audience**

Tony Molina, 2227 Calle Plata, stated he was observing the meeting as he heard there was an opening on the Commission. He just recently completed the Civic Academy.

8. **Planning Commission**

Commissioner Schoonover stated he may not be in attendance at the next Commission meeting.

**ADJOURNMENT**

There being no further business, Chairman Dhingra adjourned the meeting at 7:50 p.m. to the regular Planning Commission meeting scheduled for July 20, 2005 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: