

# CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting  
Wednesday, November 2, 2005  
245 East Bonita Avenue, Council Chambers

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## **Present**

Chairman Emmett Badar  
Commissioner David Bratt  
Commissioner Yunus Rahi  
Commissioner Jim Schoonover  
Planning Manager Craig Hensley  
Associate Planner Laura Lockett

## **Absent**

Commissioner Stephen Ensberg

## **CALL TO ORDER**

Chairman Badar called the regular meeting of the Planning Commission to order at 7:31 p.m. and Commissioner Bratt led the flag salute.

## **CONSENT CALENDAR**

1. Approval of Minutes for October 19, 2005.
2. Approval of Tentative Parcel Map 05-01 (063238) – A request to subdivide a 1.45 acre parcel into four lots to accommodate a previously approved four-building, 16,000 square foot office complex, located at 343 East Foothill Blvd.

### RESOLUTION PC-1326

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP 05-01 (063238), A REQUEST TO SUBDIVIDE ONE LOT INTO FOUR LOTS ON THE PROPERTY LOCATED AT 343 EAST FOOTHILL BOULEVARD

3. Approval of Conditional Use Permit 05-08 – A request to operate a Martial Arts and Fitness Studio, located at 1108 Via Verde Avenue.

## RESOLUTION PC-1327

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT 05-08, A REQUEST BY MARK TEN EYCK TO OPERATE A MARTIAL ARTS AND FITNESS STUDIO ON THE PROPERTY LOCATED AT 1108 VIA VERDE

**MOTION:** Moved by Schoonover, seconded by Bratt to approve the Consent Calendar. Motion carried unanimously, 4-0-1.

### **PUBLIC HEARINGS**

- **No Items Submitted.**

### **COMMISSION BUSINESS**

#### **4. OVERVIEW OF THE ZONING PROCESS**

Planning Manager Hensley presented an overview of the Development Plan Review process, Precise Plans, Conditional Use Permits, Variances, Municipal Code Text Amendments, Zone Changes, General Plan Amendments, and Tentative Tract and Parcel Maps.

Commissioner Schoonover asked about the Specific Plans.

Manager Hensley stated in San Dimas they are actually codified so are processed as Municipal Code Text Amendments.

### **ORAL COMMUNICATIONS**

#### **5. Director of Community Development**

Manager Hensley stated the City Council met regarding the proposed Gold Line Station and decided not to allow it at the Henkels & McCoy site and would only consider sites east of San Dimas Avenue. Staff was directed to talk to Fox to see if a station could be included into their site or nearby. The Council also requested the Gold Line Authority review the number of proposed parking spaces for San Dimas as there were significantly more spaces required than for any other station along the line.

He stated there is a new owner of the Canyon Center and though they met briefly with staff, we are still waiting to see what they will propose for the center. He added that the Sycamore Canyon Trail is near completion.

**6. Members of the Audience**

No communications were made.

**7. Planning Commission**

Commissioner Rahi asked if the Sheriff's Station was operational yet.

Manager Hensley stated they are doing some testing at the facility but had not transitioned to the new building yet.

Chairman Badar stated he would be absent for the November 16<sup>th</sup> meeting.

**ADJOURNMENT**

**MOTION:** Moved by Bratt, seconded by Schoonover to adjourn. Motion carried unanimously, 4-0-1. The meeting adjourned at 8:18 p.m. to the regular Planning Commission meeting scheduled for December 7, 2005 at 7:30 p.m.

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Emmett Badar, Chairman  
San Dimas Planning Commission

ATTEST:

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Craig Hensley  
Planning Manager

Approved: