

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, January 17, 2007 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Emmett Badar
Commissioner David Bratt
Commissioner M. Yunus Rahi
Commissioner Jim Schoonover
Assistant City Manager for Community Development Larry Stevens
Director of Development Services Dan Coleman
Planning Manager Craig Hensley
Associate Planner Laura Lockett
Associate Planner Marco Espinoza
Assistant Planner Michael Concepcion

Absent

Commissioner Stephen Ensberg

CALL TO ORDER AND FLAG SALUTE

Chairman Badar called the regular meeting of the Planning Commission to order at 7:07 p.m. and Commissioner Bratt led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes for December 20, 2006.

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

PUBLIC HEARINGS

2. **CONSIDERATION OF TENTATIVE PARCEL MAP 06-02 (65790)** – A request to subdivide one lot (3.78 acres) located in the SFA-16,000 zone into four lots (39,000 to 42,140 sq. ft.) for the future development of single-family homes. **(Continued from December 20, 2006)**

Staff report presented by *Associate Planner Marco Espinoza*, who stated this item was continued from the last meeting so staff could bring back the conditions of approval and

resolution for review, as well as a few minor modifications to the map. The grading of the new driveway has been adjusted so the wall wouldn't be as high as originally designed. There will be two smaller retaining walls along the driveway, and an additional retaining wall to create more flat pad area for Lot 3.

Commissioner Bratt stated at the last meeting there were two issues raised: the developer was dumping dirt on the lot, and a neighbor asked if existing houses would be able to connect to the sewer.

Planning Manager Craig Hensley stated the developer is working on a plan to remove the dirt and has been working cooperatively with the City. He did not know if the neighbor had been in to talk to Public Works about possible sewer connection, which would be the process, but the topic will be brought up when the item goes to the City Council.

Commissioner Rahi asked with the new alignment of the driveway, what was the change in the proposed grading.

Associate Planner Espinoza stated originally the amount of cut was 712 c.f. but now would be 2,376 c.f.; the amount of fill was 21,489 c.f. and would now be 20,285 c.f.

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

Stan Stringfellow, Applicant, 326 W. Arrow Highway, stated he has read the Conditions of Approval and other than some questions about possible duplication of conditions, they are acceptable. He stated he is satisfied with the access to the project and they incorporated some of staff's suggestions. As to the sewer connection, currently they are not planning any off-site sewer work, but he did pass his card to the homeowner who spoke at the last meeting and has not been contacted by anyone yet.

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

RESOLUTION PC-1344

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP 06-02 (TPM 65790), A REQUEST TO SUBDIVIDE ONE LOT (3.78 ACRES) INTO FOUR LOTS (39,000 SQ. FT. – 42,140 SQ. FT.) AT THE PROPERTY LOCATED AT 405 W. GLADSTONE STREET

MOTION: Moved by Schoonover, seconded by Bratt to approve Resolution PC-1344 recommending approval of Tentative Parcel Map 06-02 to the City Council, and to adopt the Mitigated Negative Declaration. Motion carried 4-0-1 (Ensberg absent).

3. **CONSIDERATION OF TENTATIVE PARCEL MAP 06-04 (061022)** – A request to subdivide the property located at the southeast corner of Lone Hill Avenue and Gladstone Street into eight (8) lots for the construction of a commercial center consisting of a 148,000

sq. ft. Costco warehouse/retail facility with a tire center and gasoline service station and additional commercial uses on 22.83 acres.

Staff report presented by **Assistant City Manager for Community Development Larry Stevens**. He stated previously the Commission and City Council have approved a General Plan Amendment, a Municipal Code Text Amendment, a Precise Plan, as well as a master plan for the site. The City has also certified the Final EIR and the Redevelopment Agency has a DDA with Costco relative to the property acquisition. The current proposal is to divide the site into the separate parcels for Costco and the pad buildings, which is a common practice in shopping centers to facilitate future financial transactions. Parcel 1 will be for the Costco warehouse and gas station. Parcel 2 is unique in that it is the existing parking lot which serves the existing industrial building to the south and will be fenced off and not have direct access to the street or the Costco project. There will be a lot-tie agreement executed so that this parcel cannot be separately developed. Parcels 3-8 will accommodate the current configuration of the pad buildings.

Assistant City Manager Stevens stated the parcels range in size from 30,000 to 70,000 sq. ft. In Specific Plan 24 there is no minimum requirement for lot size or dimensions provided that any subdivision is consistent with the approved site plan, which this proposal is. Originally this item was scheduled for public hearing at the City Council on January 25, but because of a few minor negotiations with the owner of Parcel 2, the attorney for Costco would like to make some changes in the findings and they have moved the hearing back to February 13. Staff is recommending approval of the Parcel Map and direction to bring back the Resolution at the next meeting for approval subject to the conditions.

Commissioner Schoonover asked if there would be a physical barrier between the project and Parcel 2. He also wanted to know the width of the medians proposed for Lone Hill.

Assistant City Manager Stevens stated there will be a fence and landscaping to secure the perimeter of Parcel 2. As to the medians, the median along the frontage road is approximately six feet which accommodates trees and groundcover. The center median varies based on street design but will also be planted with trees and groundcover.

Chairman Badar asked if there had been any recent meetings with the homeowners on Lone Hill.

Assistant City Manager Stevens stated the last meeting to discuss the frontage road and median design was approximately six to eight months ago. When they have detailed plans available, staff will hold one more meeting with them.

Commissioner Bratt asked how wide the frontage road will be.

Assistant City Manager Stevens stated roughly 18 to 20 feet in width, enough to accommodate parking and one-way access.

Commissioner Bratt stated Parcels 7 and 8 seemed oddly shaped and asked what type of building was planned for those parcels.

Assistant City Manager Stevens stated they are intended for two of the larger 20,000 sq. ft. buildings, but the parcel lines were irrelevant as it relates to that as the parcels take common access through the CC&R's or the parking agreement. The project shares all of the parking, it is not by individual building.

Chairman Badar asked who would be responsible for enforcing the CC&R's, and expressed concerns that there might be a prolonged construction schedule for the pad sites.

Assistant City Manager Stevens that, as the primary property owner, Costco will manage them either directly or with a property manager. The City also remains a party on the CC&R's so if the property is not adequately maintained, the City can step in and enforce the regulations. The pads will be rough-graded and landscaped at the same time as construction of the Costco. Since site improvements and the perimeter street improvements will already be done, there should be minimal construction impact. There are no requirements in the schedule of when to accomplish the pad development, but there are incentives to Costco that the more sales tax returned from the pad sites, the better the return to Costco will be under the sales tax agreement.

Commissioner Rahi asked how the parking figure was arrived at.

Assistant City Manager Stevens stated the parking numbers were based on estimates of the square footage and possible uses for the buildings.

Chairman Badar opened the meeting for public hearing. Addressing the Commission were:

Steve MacArthur, Northwest Atlantic representing Costco, stated they concur with staff's report and the conditions of approval with a few minor changes. He added that Costco will be managing the CC&R's for the site. Once the property acquisition is complete, they will start marketing the other parcels for development. The construction of the pads is also a concern to Costco and there are a number of conditions they impose to minimize the impacts.

Michael Duran, 615 N. Lone Hill Avenue, wanted to know if the Costco would be constructed prior to the frontage road, and what route construction trucks would be taking when the pads were developed. He was also concerned about the access to the frontage road and if the design would discourage cut-thru traffic.

Assistant City Manager Larry Stevens stated Costco can't open their store until the perimeter streets are completed, so the frontage road would have to be done first. They still need to develop a truck routing plan for the site, and the construction trucks will probably follow that same route. When staff meets again with the residents, that information will be finalized and available. As to the frontage road, staff is looking at ways to make the signal apply to the frontage road and the through traffic, and methods to discourage people making it a through route.

Brock Wonders, 522 Walker Road, stated he is opposed to the construction of the Costco because of foreign ownership and investment in this country. He also expressed concerns about using temporary workers on electrical installations related to the Verizon project occurring in town presently.

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

MOTION: Moved by Bratt, seconded by Schoonover to recommend approval of Tentative Parcel Map 06-04 to the City Council and direct staff to bring back a Resolution with conditions at the next meeting. Motion carried unanimously, 4-0-1 (Ensberg absent).

4. **CONSIDERATION OF CONDITIONAL USE PERMIT 06-05** – A request to allow off-sale alcoholic beverage sales (Type 21 – General) in conjunction with a proposed Costco Warehouse facility.

Staff report presented by *Assistant City Manager Stevens*, who stated that Costco is a large retail business that sells a multitude of products, including beer, wine and hard liquor. When reviewing an application for liquor sales, one consideration is the number of already existing licenses to avoid over-saturation in the area. There are only a limited number of off-sale licenses in the area, including Glendora. Most customers do not visit Costco only to purchase alcohol. While there is residential located to the west, the sale of alcohol should not have an adverse impact.

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

Steve MacArthur, Northwest Atlantic, who stated they do not have any objections to the proposed conditions.

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

MOTION: Moved by Schoonover, seconded by Rahi to approve Conditional Use Permit 06-05 and direct staff to bring back a resolution of approval at the next meeting. Motion carried unanimously, 4-0-1 (Ensberg absent).

PLANNING MATTERS

5. **CONSIDERATION OF GENERAL PLAN CONSISTENCY** – A request for Determination of General Plan Consistency related to the proposed vacation of Fifth Street.

Staff report presented by *Assistant City Manager Stevens*, who stated that there is an existing public street located within the Costco project site; i.e., West Fifth Street beginning at Lone Hill on the west and continuing east to the terminus at the Caltrans right-of-way. Presently Fifth Street serves approximately 20 properties and is the single means of access. Utilities are also contained in Fifth Street. With the construction of the project Fifth Street will become unnecessary for access or utilities and staff is recommending vacation as it will no longer serve a public benefit. The Commission's role is to determine if vacating a public right-of-way is consistent with the General Plan and making a recommendation to the City Council. The Circulation Element of the General Plan does not identify local streets, so by eliminating Fifth Street, there is no inconsistency with the Circulation Element. The Land Use Element includes criteria encouraging the development of this parcel for regional commercial use. The best way to

accomplish that is by eliminating the public right-of-way, so again the vacation is consistent with the Land Use Element and the Specific Plan 24 zoning.

MOTION: Moved by Rahi, seconded by Bratt to recommend vacation of Fifth Street and direct staff to bring back a resolution of approval at the next meeting. Motion carried unanimously, 4-0-1 (Ensberg absent).

ORAL COMMUNICATION

6. Director of Development Services

Assistant City Manager Stevens stated Dan Coleman has been hired as the new Director of Development Services, overseeing the Planning, Code Enforcement and Building and Safety divisions.

He stated in regards to the Canyon Center, the new owner has purchased the outer building pad on Bonita Avenue. They had a discussion with staff regarding a proposed project of 70 detached, small-lot, single-family units. Based on staff and Council comments, they are revisiting the plan and there has been no further discussion with them as of this date as to when they will bring a new submittal. A change of this type would require a General Plan Amendment, Zone Change or Municipal Code Text Amendment, a Tract Map and environmental documentation, so it could be four to six months before anything comes before the Commission.

Planning Manager Hensley stated the Fox project is getting ready for grading, which should take some time to remove the uncompacted fill and debris, and work on the storm drain facilities. They expect to start the commercial building in the first phase, approximately the first part of April, and then move on to the live/work units and condominiums in the summer.

Assistant City Manager Stevens stated the award of the bid for the Walker House project is scheduled to go before the City Council next week and staff is recommending approval of the \$6.5 million bid. If awarded, construction could start in 4-6 weeks.

Assistant City Manager Stevens stated the County Planning Commission held a hearing on the Vista Verde Ranch project in December. The City provided 12 pages of criticism of the EIR document, and seven pages of criticism on the project design. The Commission continued the item to their March 4th meeting.

Planning Manager Hensley stated the original owner of the Holiday Inn Express project recently passed away and the project is being handled by his successors, but even prior to that there were problems with the contractor and they are in the process of hiring a new one. Progress is being made but there are legal issues to be worked out.

Assistant City Manager Stevens stated after completing the charrette process for the Downtown, the next step is to have the consultant rewrite the Specific Plan using some of the material gathered from the charrette.

7. Members of the Audience

No communications were made.

8. Planning Commission

No communications were made.

ADJOURNMENT

There being no further business to discuss, Chairman Badar adjourned the meeting. The meeting was adjourned at 8:35 p.m. to the regular Planning Commission meeting scheduled for February 7, 2007 at 7:00 p.m.

Emmett Badar, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: February 7, 2007