

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, June 20, 2007 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Jim Schoonover
Commissioner Dave Bratt
Commissioner John Davis
Commissioner Stephen Ensberg
Commissioner M. Yunus Rahi
Director of Development Services Dan Coleman
Planning Manager Craig Hensley

CALL TO ORDER

Chairman Schoonover called the regular meeting of the Planning Commission to order at 7:02 p.m. and Commissioner Bratt led the flag salute.

COMMISSION BUSINESS

1. Administration of Oath of Office to John Davis

The Oath of Office was administered to incoming Commissioner John Davis, and he was welcomed by Chairman Schoonover.

CONSENT CALENDAR

2. Approval of Minutes: June 6, 2007

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

PUBLIC HEARINGS

3. **CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 07-02** – A request to consider Various Amendments to Title 8 of the San Dimas Municipal Code and Title 18 Zoning Code.

Staff report presented by **Director of Development Services Dan Coleman**, who stated at the City Council Retreat, held on May 12, 2007, staff presented recommendations for cleaning up errors and omissions and correcting outdated language in various sections of the Municipal Code to the City Council. The Council directed staff to prepare the appropriate Code amendments.

Commissioner Bratt asked how the amendment to Chapter 18.156.100 would impact RV parking.

Director Coleman stated the current code only addressed front yard storage and did not take into account corner properties that have a side yard viewable from the public right-of-way. Residents can still park an RV on the property but it would need to meet the current screening requirements.

Commissioner Davis asked what the difference was between a street and alley and a public right-of-way.

Director Coleman stated in some cases there could be private streets and alleys, they are not all publicly owned.

Chairman Schoonover asked who makes the determination that there is a property maintenance problem and what penalties are appropriate. He also asked about the definitions of snack shop and convenience store.

Director Coleman stated a Code Enforcement Officer would determine if there is a property maintenance violation. Most are considered misdemeanors, but others can be infractions and receive citations. As to the snack shop and convenience store definitions, this is codifying a policy that was adopted by the City Council in 1992 in response to a request to add a full convenience store to a gas station. Staff has been following this policy for 15 years and the Council has upheld it on subsequent requests since 1992.

Commissioner Davis asked if the lighting requirement for parking lots was new. He also asked if lighting requirements for bank facilities were in another code section

Director Coleman stated the lighting policy is something staff has been following for years and this just codifies it, but that it applies to parking lots only. Lighting around facilities such as ATM's, for example, is regulated through the state.

Commissioner Bratt expressed concerns over the ability of large profile vehicles being able to park in the tandem parking spaces if they were reduced from 11 feet to 10-1/2 feet. He also felt the City should not be changing the code for a specific project because the developer couldn't make it work at 11 feet.

Director Coleman stated the standard parking space is only nine feet wide, so it should be easier for high-profile vehicles to park in a 10-1/2 foot wide space.

Manager Hensley stated tandem parking was a new concept for the City and had not been proposed until the Fox project, and is only applicable to the CG-3 zone. While it is a reduction from the original size of 11 feet, it is still wider than the standard nine-foot space required in other zones around the City.

Commissioner Rahi inquired about the proposed changes for review of Unclassified Uses and the appeal process.

Director Coleman stated it is a traditional function of the Planning Commission to review Unclassified Uses as opposed to the City's current process through DPRB, so staff recommended that change. As to the appeal process, the code currently calls for the Council to consider whether it will hear an appeal or not when one is filed by a member of the community. Since the City Council has never denied a request to hear an appeal, it was decided to do away with this interim step and allow the appeal to be heard in a timelier manner.

Chairman Schoonover opened the meeting for public hearing. There being no comment, the public hearing was closed.

RESOLUTION PC-1359

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, CALIFORNIA, RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 07-02 AMENDING TITLE 8 OF THE SAN DIMAS MUNICIPAL CODE, AND AMENDING TITLE 18 OF THE SAN DIMAS ZONING CODE

MOTION: Moved by Davis, seconded by Bratt to approve Resolution PC-1359 recommending approval of Municipal Code Text Amendment 07-02. Motion carried unanimously, 5-0.

ORAL COMMUNICATION

4. Planning Manager

a. State of Development Projects

Planning Manager Hensley presented an update on the following projects:

- Two office buildings on the south side of Foothill Boulevard east of Dixie Drive
- Four office buildings on the north side of Foothill Boulevard east of Dixie Drive
- Seven-lot subdivision at Baseline and Cataract
- San Dimas Grove Station
- Canyon Center development proposal by new owner
- Cataract/Bonita exclusive development agreement
- Costco
- 18-lot subdivision at Lone Hill and Overland Court
- Commercial Building at Arrow and Rennell

Planning Manager Hensley advised the Commission that Assistant Planner Michael Concepcion has left employment at the City for the private sector and in the short-term the position would be filled by Kristi Grabow, a contract planner.

5. Members of the Audience

Bill Emerson, 138 W. Bonita Avenue, commented that it was difficult to hear the Commissioners through the microphones.

6. Planning Commission

Commissioner Bratt stated he liked that when you exit the new portion of the Glendora Marketplace onto Gladstone, you can only turn right or left, you cannot come straight across into the residential neighborhood.

Commissioner Rahi inquired about the status of the Vista Verde development proposal.

Manager Hensley stated the County Planning Commission has given direction to the developer and County staff on what should come back to the Commission, but there has been no activity on the project in several months.

Commissioner Davis spoke about his background and stated he would be interested in participating in public outreach opportunities and felt the Commission could work in conjunction with staff on promoting green practices.

Chairman Schoonover stated the City Council approved an increase in Commission stipend starting July 1, 2007.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Bratt to adjourn. Motion carried unanimously, 5-0. The meeting adjourned at 7:41 p.m. to the regular Planning Commission meeting scheduled for July 18, 2007 at 7:00 p.m.

James Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: August 1, 2007