

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, October 15, 2003, at 7:30 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Ash Dhingra
Commissioner Emmett Badar
Commissioner David Bills
Commissioner Howard Levreau
Commissioner Jim Schoonover
Director of Community Development Larry Stevens
Planning Manager Craig Hensley

CALL TO ORDER

Chairman Dhingra called the regular meeting of the Planning Commission to order at 7:34 p.m. and Commissioner Badar led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes for September 17, 2003

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

PUBLIC HEARINGS

2. **Draft Environmental Impact Report (DEIR), General Plan Amendment 03-03, Municipal Code Text Amendment 03-04** – A request to construct a 148,000 Costco warehouse/retail facility with a tire center and gasoline service station and approximately 71,500 square feet of additional commercial uses including restaurants and retail shops/stores on 22.83 acres; to amend the General Plan land use designation from Industrial to Commercial and to amend various goals, objectives and policies set forth in the General Plan; and to revise Specific Plan No. 24 including development plan, development standards, plan review and disposition and related Sections to allow the proposed project. **(Continued from September 17, 2003)**

Chairman Dhingra opened the meeting for public hearing.

Director of Community Development Larry Stevens stated this afternoon staff received a call from Costco that they would not be sending representatives to the meeting tonight because last night, during City Council Executive Session, issues came up regarding financial assistance on the project from the City to Costco. He stated the Commission could go ahead with the hearing and he could present an overview of the draft Specific Plan and receive public testimony and Commission comments, they could continue the item to the next meeting, or they could take comments from members of the audience that were present tonight, and then continue this item.

The Commission concurred that they would take public testimony from those present tonight then continue the item to the next meeting.

Director Stevens added that the Final EIR, which includes the response to comments, was not likely to be ready by the next meeting and would be pushed back to the November 19th meeting, so they would have ample time to discuss the Specific Plan at the November 5th meeting.

Addressing the Commission were:

Gary Enderle, 2044 Via Esperanza, stated he was in favor of the Costco project, but had concerns about traffic and other uses on the property. He has had discussions with staff and the Costco representatives about putting a car dealership on that parcel, but the draft Specific Plan, Section 18.540.140, prohibits that use. He would like the Commission to keep that option open. He felt the amount of traffic generated by an auto dealership would be minimal compared to the other proposed uses, plus it would generate sales tax dollars for the City. This would be a San Dimas auto dealership, not a Glendora dealership and would not have the usual banners and balloons used by other dealerships. He also felt that the lighting could be mitigated and wouldn't impact the neighbors.

Commissioner Schoonover asked how many acres would be needed for such a use.

Gary Enderle stated they would need five to eight acres.

Director Stevens stated the total site is a little over 22 acres, and approximately 15 acres will be needed for the Costco and the gas station facility, so there are approximately 7 acres available for other uses.

Gary Enderle stated if there was interest on the part of the Commission, he could sit down with the dealership people and see what is and isn't possible.

Bill Yearout, 503 Lone Hill, stated he appreciated the left-turn signal that was recently installed at Lone Hill and Gladstone. He did not want to see a car dealership at that site and was already trying to get the gas station relocated further away from their homes. He felt an auto dealership would have an impact on their homes that could not be mitigated. He appreciated the meeting that was held with the residents regarding the traffic issue, and the more he reviewed the options he felt the best one was to relocate the island and the road to the east in order to create an access road with an island separating them from through traffic on Lone Hill. He didn't know how much that would cost but thought the expense could be passed on to Costco since they would be creating more traffic for the residents to deal with.

Anita Tunstall, 433 Lone Hill, wanted to thank Director Stevens and Costco for taking the time to meet with the homeowners in a small setting and trying to find a solution that would be

workable for all parties involved. Many of the residents have been there more than 20 years and she appreciated the fact they were given an opportunity to express opinions and offer alternate plans. She felt the access road would be the best option and realizes it would alter things on Costco's side, but it would provide the most safety to the residents.

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

Director Stevens stated that staff's position is to continue recommending a car dealership as a prohibited use. It is their judgment that there is insufficient property to support an appropriate design, and it is an inappropriate land use across from residential property. He stated there will still be some shifting of uses as the various drafts are reviewed but they will have the changes marked so the Commission can see how things have evolved to the final draft. He also wanted to comment on the meeting with the Lone Hill residents and felt it was well attended and very productive. They are committed to finding a viable option, and are working on some cross sections to see what alignment and adjustments can be made to make ingress/egress safer. Because of the delay in the financial negotiations the next resident meeting may be pushed back later than originally discussed but a notice will be sent out to the property owners 7-10 days prior. He wanted to have at least one more meeting with the Lone Hill residents before a vote was taken on the Final EIR.

Commissioner Badar wanted to state for the record that Mr. Enderle had spoken to him a couple of weeks ago about the possibility of a car dealership at that location.

Director Stevens stated that because of the low turn-out tonight, when this comes back for further discussion staff will send out some type of meeting reminder to the mailing list. It would be staff's recommendation to continue this item to November 5th, and if for some reason they are not ready to go forward at that time, a cancellation notice will be posted.

Commissioner Leveau asked if they would have revised maps and layouts showing the dimensions of the three subareas.

Director Stevens stated that Attachment 3, page 21 shows the current seven subareas, and the proposed standards will be fairly consistent with the existing standards. The one thing they may change is the standard that requires a plan for the whole subarea before any development goes forward. They want to encourage development of those small parcels so they are looking at a minimum lot size and width standard so that two or three properties might be able to combine and development. For Costco they are proposing to create two subareas, one for the big box and one for the pad development. He stated more work would be done on the exhibits.

MOTION: Moved by Badar, seconded by Schoonover to continue the public hearing to November 5, 2003. Motion carried unanimously, 5-0.

ORAL COMMUNICATIONS

3. Director of Community Development

- Confirm date of Study Session with the City Council on Wednesday, November 12, 2003 at 6:00 p.m.

Director Stevens stated the City Council has requested to have the Planning Commission join them at a joint study session at their first meeting in November, which will be on November 12

because of the holiday the day before. The purpose of the meeting will be to discuss development goals and exchange ideas, which they do with the other commissions on an annual basis. He didn't think there would be a formal agenda, just a general discussion item.

The Commissioners indicated that they were all available that evening, so Director Stevens stated he would confirm the date back to the Council.

Director Stevens stated NJD has filed a motion to be heard by the California Supreme Court on their lawsuit and the City was waiting to hear back on the Court's decision.

He stated that Kaiser has broken ground on their new building. A meeting was held with surrounding neighbors who have voiced concerns, and he felt that progress was made in addressing those concerns.

Director Stevens stated that Holy Name of Mary was under construction with their project, but there were some traffic issues that would be reviewed by the Traffic Safety Committee. The item regarding the School District Assessment Tax would be on the City Council agenda on October 28, 2003.

Director Stevens stated the City's website has been revised with a whole new look and now includes a community calendar of events, along with agendas, minutes and the municipal code.

4. Members of the Audience

No communications were made.

5. Planning Commission

Commissioner Schoonover inquired what the three red poles at Lowe's were for.

Director Stevens stated they were for the freeway sign.

Commissioner Schoonover asked about the public hearing signs that are posted on site and how long they are left up after the public hearing.

Manager Hensley stated there has been a program in place for about four months now that if an applicant so chooses, they can pay a fee to the City to coordinate the posting of the site. The City is working with a local sign company that will make the signs and install them, and then once all the hearings are completed, they will remove the signs and store them to be re-used again for future projects. The signs can also be updated with new information, like the sign on Eucla and Arrow that was changed to reflect the hearing information for the City Council.

Commissioner Bratt stated he has been receiving agendas for the Development Plan Review Board (DPRB) and asked for an explanation on the DPRB process.

Director Stevens stated they are the City's architectural and design review board and they review nearly every building that requires approval by the Planning Department. They take action to approve, deny or modify submitted applications. Some of these applications will then come forward to the Planning Commission for review, but there are many applications where the DPRB is the reviewing authority. A representative from the Planning Commission serves on

this board, along with a member of the City Council, three staff members, a representative from the Chamber of Commerce, and a citizen appointed by the Council. They meet on the second and fourth Thursdays each month to review applications.

The DPRB will typically conduct a preliminary review of projects that require Conditional Use Permits, Zone Changes or Tract Maps and then once they have gone through all the public hearings, will come back to the board for final design issues.

Commissioner Levreau stated that in the preliminary draft of the Specific Plan there appear to be some areas where the DPRB is given final authority.

Director Stevens stated what is being proposed in the draft is to do a Precise Plan which would require DPRB, Planning Commission and City Council approval. There are a couple of other Specific Plan where the same procedure is required.

Chairman Dhingra asked to have an item on the next agenda to appoint the Commission's representative to the DPRB Board for the coming year.

ADJOURNMENT

There being no further business, Chairman Dhingra adjourned the meeting at 8:12 p.m. to the regular meeting scheduled for November 5, 2003 at 7:30 p.m.

Ash Dhingra, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: