

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, February 18, 2004 at 7:30 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Ash Dhingra
Commissioner Emmett Badar
Commissioner David Bratt
Commissioner Howard Levreau
Commissioner Jim Schoonover
Planning Manager Craig Hensley
Assistant Planner Laura Lockett

CALL TO ORDER

Chairman Dhingra called the regular meeting of the Planning Commission to order at 7:36 p.m. and Commissioner Levreau led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes for January 21, 2004.
2. Approval of DPRB Case No. 03-25 - A request to construct three new Single-Family homes located at 121, 125 and 129 Puddingstone Drive, submitted by O.L. Lacy and Company.

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

PUBLIC HEARINGS

3. **CONSIDERATION OF CONDITIONAL USE PERMIT 02-05 AND MUNICIPAL CODE TEXT AMENDMENT 03-03** – A request to establish a self-storage facility with a caretaker unit and initiate a Municipal Code Text Amendment to: 1) allow vehicle impound yard as a permitted use within the M-1 Zone; and 2) reduce the on-site parking requirements for self-storage facilities, located at 328 W. Arrow Highway. **(Continued from January 21, 2004)**

Planning Manager Craig Hensley stated the public hearing was continued from the previous meeting. While there appeared to be a consensus in support of the Conditional Use Permit for a Multiple User Facility and a Municipal Code Text Amendment to update parking requirements for self-storage facilities and auto repair, the proposed Code Amendment to allow impound yards in the M-1 zone failed on a 2-2 vote.

Commissioner Levreau wanted to clarify that a denial would mean that impound yards would not be allowed anywhere in the City.

Manager Hensley stated impound yards are currently not allowed in the M-1 zone, that the current uses are operating as non-conforming uses.

Commissioner Badar clarified that denying the code amendment won't change anything that is already there.

Manager Hensley stated if the impound yard owners were to cease operations for a year, they would lose their non-conforming status and would not be allowed to re-open. They can do minor repairs but they would not be allowed to increase the non-conforming use. They could also add buildings for uses that are allowed in the zone, such as auto repair.

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

Bruce Jordan, president of Jordan Architects, 187 Avenida La Pata, San Clemente, representing the applicant Lee Patterson, owner, stated he agreed with the conditions set for self-storage and auto repair, so would direct his comments to the impound facility. He felt the Commission had a different impression of what will be involved, that basically they want the ability to store 47 cars in the basement of an enclosed building. This is no different from storing RV's or automobiles and that the impact would be less significant than other permitted uses in the M-1 zone. He stated that parking structures are allowed in the M-1 zone and felt this was the same use. At the City Council meeting a statement was made that every community needs such a facility and they are confined in this one area, and felt that enclosing the use would be a way to control it. He felt allowing this use would help them to beautify this area by reducing the number of cars that are on the property and requested the Commission to reconsider as this component was essential to the project moving forward.

Chairman Dhingra stated at the last meeting it was indicated the only activity would be the storing of vehicles, with the exception of the tow trucks that move them on and off the lot, which could happen at any time of the day or night.

Bruce Jordan stated that was correct, but they anticipated that occurring only once or twice a day and that the Commission could set a time limit on the hours of operation, though they would request that not be done.

Commissioner Badar felt the hours couldn't be regulated, that it would need to be a 24/7 operation and the applicant was trying to pass it onto them to decide.

Bruce Jordan felt this wouldn't have an impact on the surrounding properties because it would be a contained use. He stated his client has another yard and may be able to use that as a staging area and then the cars can be moved at another time.

Commissioner Badar asked if the other location was in another city, and what hours would they be willing to operate during.

Bruce Jordan stated the other yard is in a local city. They could look at operating from 7:00 a.m. to 7:00 p.m. if hours of operation are an issue. While they would not like the limitation, they would request that change rather than denial.

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

Commissioner Schoonover felt the applicant was presenting a case of semantics, storage instead of impound. He appreciated the arguments presented by the applicant in that area but felt nothing had changed in the use from what was previously presented and would vote to deny.

Commissioner Badar stated that while he missed the last meeting, he has read the staff report and minutes and was prepared on this issue.

Commissioner Levreau stated he would support having impound in the M-1 zone as long as it fronts a major arterial. He did not want an overlay.

Commissioner Bratt felt this was a good location for an impound use. He went by the operation in Yorba Linda that Mr. Bruce referenced in a previous meeting and felt it was in an area similar to this and well maintained. He would be in support of the Text Amendment as long as the use fronted a major arterial.

Commissioner Schoonover asked if there were any areas in the M-1 zone that do not front major arterials.

Manager Hensley stated Allen Avenue and Terrace Drive.

Commissioner Badar commended Mr. Jordan on his presentation and while he didn't have any issue with the proposed multiple uses, he had problems with the impound portion. He has had experience with impound facilities and felt it was not as clear cut as Mr. Jordan would have them believe as far as the ingress and egress and would not be in favor of the change.

MOTION: Moved by Levreau, seconded by Bratt to approve a Municipal Code Text Amendment allowing impound uses in the M-1 zone when fronting a major arterial. Motion failed 2-3 (Badar, Dhingra, Schoonover voted no).

MOTION: Moved by Schoonover, seconded by Badar to approve Resolution PC-1294, denying Municipal Code Text Amendment 03-03 in part, a request to allow interior impound facilities as a Conditional Use in the Light Manufacturing Zone. Motion carried 3-2 (Bratt, Levreau voted no.)

MOTION: Moved by Schoonover, seconded by Bratt to approve Resolution PC-1295 approving Municipal Code Text Amendment 03-03 in part, a request to revise parking standards for self-storage facilities and auto repair facilities. Motion carried unanimously, 5-0.

MOTION: Moved by Schoonover, seconded by Badar to approve Resolution PC-1296 approving Conditional Use Permit 02-05, a request to establish a multiple user facility at 328 W. Arrow Highway. Motion carried unanimously, 5-0.

MOTION: Moved by Schoonover, seconded by Badar to adopt the Negative Declaration. Motion carried unanimously, 5-0.

4. **CONSIDERATION OF PARCEL MAP 03-01** – A request to subdivide the 93,218 sq. ft. property into two lots, Parcel Number 8382-017-025.

Staff report presented by **Assistant Planner Laura Lockett** who stated this is a proposal to subdivide the property located on the corner of Walnut and Puddingstone into two lots. Lot One would be 35,719 sq. ft and Lot Two would be 57,499 sq. ft. This property is located in Specific Plan No. 8 and at the last meeting the Commission approved a house for Lot Two. The Specific Plan allows for 58 lots and with this split there will now be 57. Exhibit C is a map which shows all the parcels that were candidates for subdivision, and this is one of the identified lots. Lot One will gain access from Walnut and Lot Two will gain access from Puddingstone. Staff is recommending that the Commission recommend approval of Tentative Parcel Map 03-01 to the City Council.

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

Robert Miars, P.O. Box 548, San Dimas, who stated he would be happy to answer any questions the Commission might have.

Commissioner Levreau stated at DPRB there was some concern over grading because of the soil condition, and asked if he had done a soils report yet to determine if the lot line will need to be moved in the future or not.

Bob Miars stated the hill is composed of three different lava flows and the soil is harder the more you move to the west. He has given a lot of thought to this issue and feels the lot line will stay where it is.

Chairman Dhingra stated that Condition No. 35 covers that topic.

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

MOTION: Moved by Badar, seconded by Bratt to approve Tentative Parcel Map 03-01 and to direct staff to bring a resolution back at the next meeting. Motion carried unanimously, 5-0.

ORAL COMMUNICATIONS

5. Director of Community Development

Manager Hensley stated the removal of the Levitz sign was scheduled to start the first week in March. Work would be done in stages during the night.

6. Members of the Audience

No communications were made.

7. Planning Commission

Commissioners Badar and Dhingra indicated they would be attending the Planners Institute at the end of March.

Commissioners Badar, Bratt and Levreau stated they were considering attending the San Gabriel Valley Council of Governments Summit on Growth on Saturday, March 20.

ADJOURNMENT

There being no further business, Chairman Dhingra adjourned the meeting at 8:17 p.m. to the regular Planning Commission meeting scheduled for March 3, 2004 at 7:30 p.m.

Ash Dhingra, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: