

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, April 16, 2008 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Jim Schoonover
Commissioner David Bratt
Commissioner John Davis
Commissioner Stephen Ensberg
Commissioner M. Yunus Rahi
Director of Development Services Dan Coleman
Planning Manager Craig Hensley
Associate Planner Marco Espinoza
City Attorney Ken Brown

CALL TO ORDER AND FLAG SALUTE

Chairman Schoonover called the regular meeting of the Planning Commission to order at 7:06 p.m. and Commissioner Bratt led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes: March 19, 2008
2. **Consideration of DPRB Case No. 08-11** – A request to construct a 6,363 sq. ft. single-family two-story residence with a basement located at 549 Puddingstone Drive in Specific Plan No. 8, submitted by Baltazar Siqueiros. APN: 8382-017-009

RESOLUTION PC-1379

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NO. 08-11, A REQUEST TO CONSTRUCT A 6,368 SQ. FT. SINGLE-FAMILY RESIDENCE THAT IS TWO STORIES WITH A BASEMENT AT THE PROPERTY LOCATED AT 549 PUDDINGSTONE DRIVE, LOCATED IN SPECIFIC PLAN NUMBER 8 (APN: 8382-017-009)

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

PUBLIC HEARINGS

3. **ENVIRONMENTAL ASSESSMENT AND CONSIDERATION OF THE FOLLOWING RELATED APPLICATIONS FOR 8.53 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF EAST BONITA AVENUE AND SAN DIMAS CANYON ROAD (APN: 8390-013-010, 011 AND 012): GENERAL PLAN AMENDMENT 07-01; MUNICIPAL CODE TEXT AMENDMENT 07-03; TENTATIVE TRACT MAP 07-01 (69609); CONDITIONAL USE PERMIT NOS. 07-04 AND 07-07; DEVELOPMENT PLAN REVIEW NOS. 07-42 AND 07-43; TREE REMOVAL PERMIT 08-07 – APN: 8390-013-010, 11 AND 012** – The proposed project includes:
- Land Use Amendment from Commercial to Mixed Use
 - Zone Change 07-01 from Commercial to Specific Plan No. 26
 - Municipal Code Text Amendment 07-03 to adopt Specific Plan No. 26
 - Tentative Tract Map 07-01 (69609) to subdivide 8.53 acres of land into six (6) parcels
 - Development Plan Review Board Case No. 07-42 for 120 apartments
 - Development Plan Review Board Case No. 07-43 for approximately 40,000 square foot of retail
 - Conditional Use Permit 07-04 for off-sales of alcohol in a neighborhood market
 - Conditional Use Permit 07-07 for drive-thru at a pharmacy
 - Tree Removal Permit 08-07 to remove and replace all on-site trees

Staff report presented by *Director of Development Services Dan Coleman*. He outlined the dilapidated condition of the current site and the various applications, pointing out which ones the Commission has final approval for and which will be recommendations to the City Council.

He stated this is a mixed-use project which reflects principles of smart growth: diversity, sense of place in design, walkability, etc. He discussed the number of proposed residential units and the design upgrades made for San Dimas, and how this project would contribute to the RHNA requirements for affordable units. The retail portion consists of approximately 40,000 sq. ft. of space anchored by a Fresh and Easy Market and Walgreens with a drive-thru pharmacy. He reviewed the design elements discussed by DPRB and the access to the retail from Bonita Avenue. One issue raised was to create straighter access from Bonita to the residential and remove some of the parking spaces. The driveway has been moved further east and Shops 2 was moved to the west to create better alignment and increase the driveway from 28 feet to 30 feet wide, but the applicant is opposed to removing any parking spaces as outlined in the letter from Fresh and Easy.

Director Coleman stated currently the property consists of three parcels, and the proposed subdivision will create six parcels; three for residential and three for commercial. He stated the extensive environmental studies done for this project have been available since last summer. He discussed the traffic calculations for the six key intersections studied and how in most cases the level of service stayed the same or improved. The conclusion of the traffic analysis was that if this corner was developed as a full shopping center under the current zoning, the number of trips generated would be approximately 8,000 per day; the proposed mixed-use project will generate approximately 4,000 per day.

Associated applications for the project include a General Plan Amendment to Mixed-Use to allow the residential development; a Zone Change from Commercial Neighborhood to Specific Plan No. 26 consistent with the General Plan; Municipal Code Text Amendment creating

Specific Plan No. 26; Tentative Tract Map for the subdivision; Conditional Use Permits for off-sale of alcohol and the drive-thru pharmacy; DPRB review of the apartments and retail project; and a Tree Removal Permit for the existing on-site trees.

Director Coleman stated the Specific Plan is proposing a 20% affordable housing requirement instead of the 15% minimum the developer is proposing, which would add another six affordable units to the project but does not change the total count of units. After reviewing the environmental documents and comments from outside agencies, Staff has determined that the impacts from this project will be less than significant or have been mitigated and recommends approval or sending an advisory recommendation of approval to the City Council as applicable.

He stated that a hand-out was given to the Commission with comments from the applicant regarding the proposed resolutions and that the revised resolutions are in front of the Commission. The Los Angeles County Fire Department also notified the City today that they have cleared this project for public hearing.

Commissioner Ensberg had questions in regards to the parking for both the commercial and residential portions of the project, and wanted to clarify that this project would meet the RHNA requirement of 30 units per acre.

Director Coleman stated DPRB expressed concerns about parking spaces adjacent to Fresh and Easy along the access from Bonita Avenue to the apartments and wanted to explore removing those spaces, but the plan presented to the Commission includes those parking spaces. The residential development requires 261 parking spaces and the applicant is proposing 262 so Staff feels there will be adequate parking. The subdivision of this property will create a density of 30 units per acre on Lot 6 so the City will receive full credit in the Housing Element and will also receive full credit for all 120 housing units for RHNA.

Commissioner Davis asked why staff is recommending a higher percentage of affordable housing units.

Director Coleman stated that the Housing Element policy encourages 20%. While all 120 units will be counted toward RHNA compliance, the required number of units is broken down by income categories. Currently this project will provide eight very-low income units and ten moderate income units. Increasing the percentage to 20% will add another six affordable units, but the income category will have to be determined by the City and the applicant.

Commissioner Rahi stated the applicant is indicating that along with retail shops there will be restaurants and asked if there is adequate parking since restaurant is parked at a different ratio than retail. He also asked if they had considered speed bumps in the drive aisle connecting the residential to Bonita Avenue.

Director Coleman stated for a small center like this there is a flat parking ratio of 1 parking space per 225 square feet of gross floor area is used and there are 22 extra spaces provided above code requirements. As to speed bumps, it was discussed but is currently not a requirement; the Commission could add that as a requirement if they desired.

Commissioner Bratt stated on Page 9, Figure 5 it indicates the City's requirement for parking for the residential would be 280 spaces but the State only requires 261, with the applicant proposing 262. He is very concerned about not having enough parking, especially since

residents from the neighboring apartments used to park in the shopping center. He asked if the developer was going to gate the community to keep non-residents out.

Director Coleman stated the parking numbers are mandated by the State and the City must comply with that number. As to gating the community, the developer would have to answer that question.

Commissioner Bratt inquired about the difference in the hours of operation for Fresh and Easy and the Walgreens. He was also concerned about relocating the trumpet tree to a park as he had read that the flower was poisonous.

Director Coleman stated they are recommending a 10:00 p.m. closing time for both stores but an 11:00 p.m. closing time for the drive-thru. He stated other trumpet trees have been relocated to parks and wasn't aware of any problems.

Commissioner Ensberg asked if the three-story height of the apartments was something new for San Dimas.

Planning Manager Craig Hensley stated a majority of the Fox project is three-story with one building the equivalent of five stories. Also, the Rancho Park Retirement Center at Valley Center and Cypress is seven stories tall.

Chairman Schoonover stated since this project needs to be affordable for 55 years, does that prohibit being converted to condominiums. Also, are any of the other apartment complexes near it restricted as well?

Director Coleman stated this project could not be converted during that 55 year period. He did not believe any of the surrounding complexes had a similar restriction except possibly the senior complex in La Verne.

Commissioner Davis asked if there were any restrictions on having a smoke shop in this center.

Director Coleman stated the zoning code does not have a specific definition for a smoke shop and it would be viewed as a general retail business. If the Commission wanted a specific requirement regarding smoke shops, they could recommend it.

Commissioner Bratt asked how many parking spaces would be underground, and how many elevators in each building because he did not see any on the plans and thought it was required by ADA.

Director Coleman stated there will be 76 underground parking spaces in Building B in the northwest corner. He did not believe there are elevators in the buildings and the developer could answer that question more fully in regards to ADA requirements.

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

Guy Williams, land use consultant for the applicant, 425 W. Bonita Avenue, Suite 202, stated they have spent over \$1 million getting the project to this point. VCH-San Dimas was pleased to be able to present such a beautiful project to the City and help in meeting the RHNA

numbers. They appreciated Staff's assistance in developing this very complicated project. He added that representatives from both Fresh and Easy and Walgreens are present.

Larry Kosmont, Principle in VCH-San Dimas LLC and President of Renaissance Community Fund, which is the co-developer of the site. He thanked Staff for their support during this long process which started back in 2005 with the original proposal. They currently own all of the parcels which has now made this project possible. Originally they planned on 20,000 square feet of retail with for-sale residential units, but have revised it to 40,000 square feet of retail with rental units. He felt having two major tenants will benefit the neighborhood. They increased the number of affordable units to 18 and have worked hard to blend the access from the retail to the residential.

He stated they have worked on the design of this project for three years, and until two weeks ago were moving forward with 15% affordable units as required by the State. He felt it would be difficult to adjust to 20% affordable because it would create economic issues for the project. He felt they were bringing a quality project to the site that meets the demand of the State for affordable housing while providing high quality retail. He felt they would not have a problem with the residential parking because they assign parking with permits and monitor it closely.

He stated in terms of the access from Bonita, they have had many discussions with Staff and have tried to stay flexible, but it is very important to Fresh and Easy to have interaction with the people coming in and out and their ability to stop and shop. They feel that by realigning and widening the driveway they have addressed the safety concerns without the need to eliminate parking spaces.

Chairman Schoonover asked if the project would be built in phases.

Larry Kosmont, applicant, stated the site is conducive to sequential development. They need to develop the main retail building as soon as possible, and could possibly wait on Shops 2 if they don't have tenants lined up.

Commissioner Rahi asked what the expected completion time is.

Larry Kosmont, applicant, stated it will take 9-12 months to develop the retail portion, so if they started construction in July or August of this year, they could be open by Fall 2009. The residential portion would take about 18 months to complete.

Rudy Carbajal, Nadel Architects, retail architects, stated they wanted the design to capture a Craftsman look and outlined the features that reflected that. They also used monument features at the corner since this is a gateway to the City. The site has sufficient parking and pedestrian walking areas, and they incorporated "green" elements into the project.

David Ho, KTG Group, residential architects, stated they designed the residential with the main entry off San Dimas Canyon Road. The Bonita Avenue access was designed to be secondary and felt it would be used that way. He went over the design of the "motor court" buildings and the podium building and how they were designed to hide the cars from the street, with visitor parking in front of the leasing and recreational facilities. The project was designed to be pedestrian friendly as well. In regards to the questions about ADA accessibility; all three buildings have handicap accessible units on the ground floor. If an elevator was installed, then all units would have to be designed as handicap accessible and they did not see the market

going in that direction. The architecture of the buildings was meant to reflect San Dimas' western theme and Craftsman style.

Commissioner Bratt asked how the subterranean parking will be accessed and if it will just have stalls. He also wanted to know where the garages are in the other buildings.

David Ho, KTG Group, stated the entry to the subterranean parking is on the south where the grade drops, and that there will be only stalls. He showed where the garages were situated in the interior of the other buildings.

Chairman Schoonover asked how many underground parking spaces will there be and would the primary access be from Bonita Avenue.

David Ho, KTG Group, stated there will be 76 underground spaces and the residents could use either access route. They have provided two covered parking spaces per unit as required by code, even for the one bedroom apartments. He felt they had more parking than the surrounding apartment communities.

Chairman Schoonover asked if the den in some of the units could be converted to a third bedroom.

David Ho, KTG Group, felt management would not allow that to happen and would enforce resident requirements.

Larry Kosmont, applicant, stated part of that enforcement is through the assignment of parking spaces and careful review. If there is an extra resident, they will see a floater. While no system is foolproof, they do their best to screen their applicants.

Commissioner Bratt asked if any studies have been done as to the effect these units will have on the School District.

Director Coleman stated the City contacted the School District about this project, and no response was received. The State of California has taken away a city's ability to control a project based on school impacts; instead the developer pays a school impact fee that will go to classroom facilities in the District.

Chairman Schoonover stated he saw somewhere in the report that the project would provide approximately 33 children and asked where that number came from.

Director Coleman stated a lot of the units are one bedroom so they do not expect a large number of children. Page 5 of the Initial Study, Question 21 has information in regards to the School District.

Jeff Templeman, City Councilman, stated he is a member of the City and School District Ad Hoc Committee and on March 3, 2008 this item was discussed. The School District stated they are facing declining enrollment and did not feel this project will have an impact on them.

Don Green, 127 Maverick Drive, wanted to ensure that there would be proper management for the apartments. He thought there could also be a problem with the retail parking spaces being used by residents and their guests. He is in favor of the project and wants it to be successful

and hopes that businesses will not close and move out because of parking conflicts with the residents.

Larry Kosmont, applicant, stated they have a certified, trained management team from their own company that will be overseeing this complex. This is a large investment for their company so they want to ensure proper management.

Charles Fagan, La Verne resident, stated he recently read in the Los Angeles Times that Fresh and Easy was scaling back their expansion plans.

Commissioner Ensberg stated there was an article in the Wall Street Journal today about Tesco and that their profits are up in comparison to other major retailers and how they are moving forward with their plans.

Larry Kosmont, applicant, felt that is an important comment. He stated CNN news recently reported the executives of Tesco are pleased with sales and customer reaction and they remain on track to open another 150 stores this year, recommencing on July 2nd.

Jane Fagan, county resident near to project site, wanted to know how many units are on the third floor and asked if it was common to have apartments that are three-story.

Director Coleman stated this type of project is very common in the Los Angeles basin.

Steve Madrigal, 542 E. Bonita Avenue, was concerned about the increase in traffic and wondered if another Walgreens was needed. He felt the Craftsman style did not blend with the ranch-style houses in the area.

Ben Gonzales, La Verne resident for 29 years near Dickens and San Dimas Canyon Road, stated this corner needed to be cleaned up. He felt this project was well thought out and will be a benefit to San Dimas and La Verne.

Christina Gomez, 109 S. Gaffney, stated she would love to see something built on that corner but is concerned there could be problems with parking on the weekends. She was also concerned about Walgreens' ability to compete with other drug stores in town and was afraid the store would fail and they would have another vacant retail center in the neighborhood. She was worried the neighboring apartment residents will try to use the retail parking at night.

Suzanne Hutchinson, 720 Churchill, approved of the project and felt Fresh and Easy would get people to walk to the market. She was concerned about Walgreens and how their business would be impacted by the other stores in town.

Craig Patterson, 333 N. San Dimas Canyon Road, stated he has been a resident for ten years and would be glad to see something built on the corner but was concerned about parking. The existing apartment residents park along San Dimas Canyon now and used to park in the shopping center parking lot before it was fenced off. As to the proposed loss of retail parking, possibly the developer could consider underground parking for that area.

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

Commissioner Ensberg felt this was a well-designed project and his concerns about meeting the RHNA numbers have been satisfied since it has been designed to meet that objective and was a win-win situation and alleviates the eyesore that has been there for years. He would like to see Staff stay firm on the 20% affordable unit requirement. He thought they should look at speed bumps for the Bonita Avenue access. He did not think Walgreens would have a problem being successful in that location and was in favor of the project as long as they recommend 20% affordable.

Commissioner Davis asked where the requirement for the 20% affordable units was.

Director Coleman stated it is in Specific Plan No. 26.

Commissioner Davis stated then they could only recommend the 20%; it would be up the City Council to make the final decision on that number.

Commissioner Rahi concurred with the other Commissioners and will be glad to see that site developed. He asked if the applicant had a chance to review Staff's response to their comments.

Director Coleman stated he only received the applicant's comments this morning and responded this afternoon.

Larry Kosmont, applicant, stated they are in concurrence with Staff's comments.

Chairman Schoonover stated in regards to Staff's response on the CUP for alcohol sales, he would like to see them follow the LEAD program since that is the one that all the other businesses in San Dimas have attended. He asked in regards to the two follow-up reviews by Planning Commission, would those be public hearings?

Director Coleman stated it would just be a report to the Commission, but a hearing could be scheduled if it was deemed necessary.

Chairman Schoonover felt this was a very good project and better than any of the other proposals he has seen for this corner.

Commissioner Davis concurred, and felt the project was very well designed.

RESOLUTION PC-1371

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 07-01, AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN TO ADD A SAN DIMAS CANYON CENTER MIXED USE DESIGNATION, AND TO CHANGE FROM THE COMMERCIAL/SPECIAL PLAN AREA DESIGNATION TO THE MIXED USE DESIGNATION FOR PROPERTIES LOCATED AT THE NORTHWEST CORNER OF BONITA AVENUE AND SAN DIMAS CANYON ROAD

RESOLUTION PC-1372

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF ZONE CHANGE 07-01, A REQUEST TO CHANGE THE ZONING FROM COMMERCIAL NEIGHBORHOOD (CN) TO SPECIFIC PLAN NO. 26 ON THE PROPERTY LOCATED AT NORTHWEST CORNER OF EAST BONITA AVENUE AND SAN DIMAS CANYON ROAD (APN: 8390-013-010, 011, AND 012)

RESOLUTION PC-1373

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 07-03 , A REQUEST TO ADOPT A SPECIFIC PLAN NO. 26 FOR THE PROPERTY LOCATED AT NORTHWEST CORNER OF EAST BONITA AVENUE AND SAN DIMAS CANYON ROAD (APN: 8390-013-010, 011, AND 012)

RESOLUTION PC-1374

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW NO. 07-42, A REQUEST TO DEVELOP A 4.93 ACRE PROPERTY INTO 120 APARTMENTS ON THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF BONITA AVENUE AND SAN DIMAS CANYON ROAD. (APN: 8390-013-010, 011, and 012)

RESOLUTION PC-1375

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW NO. 07-43, A REQUEST TO DEVELOP A 3.61 ACRE PROPERTY INTO A NEIGHBORHOOD RETAIL CENTER ON THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF BONITA AVENUE AND SAN DIMAS CANYON ROAD. (APN: 8390-013-010, 011, and 012)

RESOLUTION PC-1376

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF TENTATIVE TRACT MAP 07-01 (69609), A REQUEST TO SUBDIVIDE AN 8.53 ACRE PROPERTY INTO SIX (6) LOTS ON THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF BONITA AVENUE AND SAN DIMAS CANYON ROAD. (APN: 8390-013-010, 011, and 012)

RESOLUTION PC-1377

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 07-04, A REQUEST FOR OFF-SALE OF ALCOHOLIC BEVERAGES ON THE

PROPERTY LOCATED AT NORTHWEST CORNER OF BONITA
AVENUE AND SAN DIMAS CANYON ROAD

RESOLUTION PC-1378

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SAN DIMAS APPROVING CONDITIONAL USE PERMIT 07-07, A
REQUEST FOR A DRIVE-THRU IN CONJUNCTION WITH A
WALGREENS PHARMACY ON THE PROPERTY LOCATED AT
NORTHWEST CORNER OF BONITA AVENUE AND SAN DIMAS
CANYON ROAD

MOTION: Moved by Ensberg, seconded by Bratt to approve Resolution Nos. PC-1371,
PC-1372, PC-1373 with the requirement for 20% affordable units, PC-1374, PC-1375,
PC-1376, PC-1377 and PC-1378. Motion carried unanimously, 5-0.

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Chairman Schoonover called a recess at 9:15 p.m. The meeting reconvened at 9:20
p.m. with all Commissioners present.

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ORAL COMMUNICATION

4. Planning Manager

No communications were made.

5. Members of the Audience

No communications were made.

6. Planning Commission

- a. Report on Meetings – 2008 Planners Institute and Mini Expo

Commissioner Davis stated he found this conference very helpful being new to the Commission. After attending some of the sessions, he felt it would be beneficial to have a study session regarding the area where the proposed Gold Line station could be and how it might be developed in a TOD style.

Commissioner Bratt stated this was his second time at this conference and found it to be very educational. He attended the session on the State's side of the RHNA issue and found it interesting to hear from the other side. He also attended sessions on redevelopment and historic preservation.

Commissioner Rahi stated this was his third conference and felt the overall attendance was lower and there were fewer sessions and interesting topics as at the previous conferences. He enjoyed the opening session on Fire Safety Strategies and Planning and the session on Green Building programs. He attended a session on the General Plan Master Plan but it turned out to only be about health aspects and having a Health Element. He also commented that some of the Commissioners from other cities had business cards and thought it might be a good idea for them to have business cards as well.

Chairman Schoonover stated that talking with staff and Commissioners from other cities always makes him appreciate Staff in San Dimas. He was disappointed that they did not have sessions on mansionization or eminent domain. He thought maybe they didn't discuss eminent domain because the League has a ballot measure on June 3rd and it might be considered political. At the last conference mansionization was a major issue and he can't believe that the problem has gone away.

Commissioner Bratt concurred that when you talk to Commissioners from other cities, you realize how fortunate we are to have such supportive staff.

Chairman Schoonover asked what the scheduled completion date for the Fox Project is.

Manager Hensley stated the projection for completion of the commercial building is the end of this calendar year, but nothing is firm yet. The street improvements should be done in July or August and then you should be able to see more changes after that.

Commissioner Rahi asked what the status was on the houses on Overland Court.

Manager Hensley stated they plans are in plan check in various stages of approval but permits are not ready to issue yet.

Commissioner Bratt stated he like the street improvements around the Costco project.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Bratt to adjourn. Motion carried 5-0. The meeting adjourned at 9:34 p.m. to the regular Planning Commission meeting scheduled for May 7, 2008 at 7:00 p.m.

James Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: June 4, 2008