

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, July 2, 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 (arrived 7:03 p.m. due to parking lot problems)
Commissioner M. Yunus Rahi
Planning Manager Craig Hensley
Associate Planner Marco Espinoza
Associate Planner Kristi Grabow

CALL TO ORDER AND FLAG SALUTE

Chairman Schoonover called the regular meeting of the Planning Commission to order at 7:01 p.m. and Commissioner Bratt led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes: June 4, 2008

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

PUBLIC HEARINGS

2. **CONSIDERATION OF PARCEL MAP 06-03** – A request to subdivide one (1) 22,500 square foot property into two (2) parcels (Lot 1 – 9,375 sq. ft. and Lot 2 – 9,263 sq. ft.) with the remaining square footage to be dedicated for street improvements, located at 359 East Baseline Road, at the northwest corner of Baseline Road and Dixie Drive. APN: 8661-018-003

Staff report presented by *Associate Planner Kristi Grabow*, who stated this is a request to split one lot in the Single-Family 7500 zone into two parcels. The applicant is proposing to build a single-family residence on each lot, though there are no plans submitted at this time. Staff is recommending approval of Tentative Parcel Map 06-03.

Commissioner Bratt was concerned that several mature trees would be removed as part of this project. He did not see why Trees 12 and 13 were slated for removal when it appeared they would be in the backyard area of the lots.

Planning Manager Hensley stated the process for removing the trees would require a tree removal permit; however, that is not necessarily part of this approval. It may be that when the actual house plans and tree removal applications are reviewed, those trees can be kept. Others may be impacted by the requirement for street improvements from Public Work. The Commission could add a condition that encouraged the preservation of as many trees as possible.

Commissioner Bratt stated he would like to send a message to the City Council or DPRB that we pride ourselves on being a Tree City USA. He stated the two California Pepper trees have been around for a long time and he did not feel they should be removed and this should be looked at again.

Manager Hensley stated there may be a way to preserve the trees near the public right-of-way by methods such as designing the sidewalk to go around them, etc., but it might be better to make a suggestion that the DPRB look at this closely.

Commissioner Bratt stated there are no other street improvements on the west side of Dixie and adding curb and gutter to this lot will require the removal of three to four trees. He would rather save the trees than have the public improvements when there aren't any others.

Commissioner Rahi asked if the tree inventory on the Parcel Map was still current since this plan started in 2006, and will tree replacement conditions apply to this project.

Assistant Planner Grabow stated the inventory is still the same, and replacement conditions will be determined by DPRB during the review process.

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

Aldie Thomas, 1224 S. Montezuma Way, West Covina, applicant, stated the reason Trees 12 and 13 were slated for removal was to meet grading requirements for drainage. If the trees can be saved, he had no objections. He stated he has been working on this plan for 40 months and would not be agreeable to starting the process over for further review. In response to Commissioner Ensberg, Mr. Thomas stated it was his intention to build two homes where the footprints are shown on the plan.

Assistant Planner Grabow read a letter submitted by **Marc and Vicki Rittner, 435 E. Baseline Road**, who could not attend but wanted their objections made part of the public record. They felt the lot should remain as is and one large home developed on it to keep property values up in the neighborhood.

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

Manager Hensley stated, in response to a comment made, in mid-2006 the City Arborist reviewed the plan and her concern was for two oak trees near the street. She recommended that Tree 4, a Live Oak, should have a 20-ft. protection zone around it, and Tree 7, also an Oak,

should have the curb a minimum of six-feet from the base of the tree. He also suggested the following condition for the Commission to consider:

“Every effort shall be made to preserve as many trees on-site as possible, including reducing the extent of street improvements as approved by the Development Plan Review Board as part of action of a Tree Preservation plan.”

Commissioner Bratt felt that was satisfactory and would ensure that the trees would be reviewed in detail as they went through the process.

Commissioner Ensberg suggested they should make the approval of the map subject to following the recommendations of the Arborist for preserving the trees.

Commissioner Davis felt the proposed language from Staff was appropriate because it is really an internal department interpretation that needs to be reached, and did not feel it should be conditioned by the Commission.

Manager Hensley stated these are two streets that are not fully improved, so Planning’s recommendation can be different that Public Works’. Making accommodations for the trees could be easier in this situation than on a street that is fully improved. If there is an unsafe situation created by saving a tree, then that would have to be considered.

RESOLUTION PC-1382

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP 06-03, A REQUEST TO SUBDIVIDE AN EXISTING 22,500 SQUARE FOOT PARCEL INTO TWO (2) PARCELS (LOT 1 – 9,375 SQ. FT. AND LOT 2 – 9,263 SQ. FT.) WITH THE REMAINING SQUARE FOOTAGE TO BE DEDICATED FOR STREET IMPROVEMENTS, LOCATED AT 359 EAST BASELINE ROAD (APN: 8661-018-003)

MOTION: Moved by Ensberg, seconded by Bratt to approve Resolution PC-1382 with the addition of the condition to encourage preservation of trees on the site. Motion carried unanimously, 5-0.

ORAL COMMUNICATION

3. Planning Manager

Manager Hensley stated the first phase of the Fox project was scheduled for completion in October, but the City will need to complete street improvements on San Dimas Avenue prior to that. They also have preliminary approval for the first 38 units and could be pulling permits by the end of July.

He stated there has been progress with the Walker House. Most of the roof is completed and porch railings have been replicated and the interior drywall is up. The plan is to have the project completed by the end of the year.

Manager Hensley stated in regards to the Housing Element, they received the standard letter from the State and are in the process of making needed changes. This item could be back to the Planning Commission towards the end of August for final action.

4. Members of the Audience

No communications were made.

5. Planning Commission

Chairman Schoonover stated the DPRB held their last hearing on the Bonita Gateway project last week so it will be moving forward now.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Bratt to adjourn. Motion carried 5-0. The meeting adjourned at 7:30 p.m. to the regular Planning Commission meeting scheduled for July 16, 2008 at 7:00 p.m.

James Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: August 6, 2008