

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, July 21, 2010 at 7:00 p.m.
270 South Walnut Avenue, Sheriff's Community Meeting Room

Present

Chairman Jim Schoonover
Commissioner David Bratt
Commissioner John Davis
Commissioner Stephen Ensberg
Commissioner M. Yunus Rahi
Director of Development Services Dan Coleman
Associate Planner Marco Espinoza
Planning Secretary Jan Sutton

CALL TO ORDER AND FLAG SALUTE

Chairman Schoonover called the regular meeting of the Planning Commission to order at 7:00 p.m. and Commissioner Bratt led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes: July 7, 2010 (Ensberg absent)

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

PUBLIC HEARINGS

2. **CONSIDERATION OF CONDITIONAL USE PERMIT 10-04** – A request to construct several buildings at the existing Edison Service Center, consisting of a 2,576 sq. ft. single truck repair bay with 400 sq. ft. of attached storage enclosures, in addition to a 5,900 sq. ft. semi-open storage building, located at 800 W. Cienega Avenue. (APN: 8385-006-813)

Staff report presented by *Associate Planner Marco Espinoza*, who stated the service center was originally approved in 1979 under Conditional Use Permit 79-08. The applicant is proposing several modifications, which requires entering into a new Conditional Use Permit. This facility functions as a command center for a large portion of the San Gabriel Valley and operates from 6:00 a.m. to midnight, except during emergencies. The site is fully developed with adequate parking, and meets the requirements of the M-1 zone. The applicant is requesting the addition of a single-vehicle service bay for their larger size trucks on the south

side of the facility. They are also requesting a semi-enclosed building to store transformers that need to be recycled. This is in the same location on the property where they are currently being stored; however, state law now requires storage of hazardous materials to be in a covered area. The applicant and architect are present to answer any questions the Commission might have. Staff feels the proposed changes will not negatively impact the site or surrounding properties, and is recommending approval of Conditional Use Permit 10-04.

Commissioner Ensberg asked if these changes would result in additional employment.

Associate Planner Espinoza stated the applicant could address that question.

Commissioner Davis asked why they needed to have a CUP.

Associate Planner Espinoza stated any outdoor storage requires a CUP. This property was also developed with a CUP because of the service yard.

Commissioner Rahi pointed out a discrepancy in the figures for the number of parking spaces provided, even though he is aware that they are providing more than the minimum required, and also in the size of the repair bay.

Associate Planner Espinoza stated they will have the numbers corrected in the final documents.

Chairman Schoonover asked if storing the hazardous material requires a separate permit or is it covered under the CUP.

Associate Planner Espinoza stated they do not require a permit under the CUP, but there are state requirements they have to follow, along with compliance with NPDES.

Chairman Schoonover opened the meeting for public hearing. Address the Commission was:

Donna Lee, Regional Manager, SCE, 800 W. Cienega, thanked the Commission for considering their application, and that Peter Rohr, Project Manager, and Robert Lawson from LCDG , Consultant, were also present. In answer to the question about adding employment, these changes would not require additional employees; if there are vacancies at the site, they would be filled at that time.

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

RESOLUTION PC-1420

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 10-04, A REQUEST TO CONSTRUCT SEVERAL BUILDINGS AT THE EXISTING EDISON SERVICE CENTER, LOCATED AT 800 W. CIENEGA AVENUE, CONSISTING OF A 2,576 SQ. FT. SINGLE TRUCK REPAIR BAY WITH 400 SQ. FT. OF ATTACHED STORAGE ENCLOSURES, IN ADDITION TO A 5,900 SQ. FT. SEMI-OPEN STORAGE BUILDING

MOTION: Moved by Ensberg, seconded by Bratt to adopt Resolution PC-1420 approving Conditional Use Permit 10-04. Motion carried unanimously, 5-0.

ORAL COMMUNICATION

3. Director of Development Services

a. Update on SB 375

Update presented by *Director of Development Services Dan Coleman*, who stated SB375 was adopted to implement AB32, the California Global Warming Solutions Act for the reduction of Greenhouse Gas. SB375 links regional transportation planning to land use through general plan elements. The City spent the last year working with SCAG on this, and page 2 of Exhibit A shows the numbers projected for San Dimas. After working through SCAG's models, Staff was able to get the City's number to a reasonable level and there is only a modest increase over the baseline year, which was 2008. Since San Dimas is virtually a built-out community, there is very little that can be done through land use to impact greenhouse gases, so SCAG will try to find other ways to achieve their goals. Larry and his staff have been preparing the baseline emissions calculations for San Dimas, so now they can do modeling to see if they need to make changes to land use or building codes, and determine what the impact may be percentage-wise to reduce greenhouse gases. Because they are essentially built out and there are three freeways encircling the community, the greatest amount of emissions comes from freeway traffic, and not street traffic. They need a final emission target by September, and hope to have final version adopted with the Regional Transportation Plan in 2012.

Commissioner Rahi asked if the City had provided the numbers to SCAG shown in Exhibit A, second page.

Director Coleman stated SCAG provided a model and their numbers, then Staff re-analyzed the data and provided more accurate numbers, since most blocks are already built out and are not going to have more housing stock added.

ACTION: Report received and filed.

4. Members of the Audience

No communications were made.

5. Planning Commission

Commissioner Ensberg commented on a speaker at a recent City Council meeting who had an existing business in town and was having problems relocating to another retail center. He felt there should be a way to streamline the process to assist businesses.

Director Coleman stated unfortunately in this case the business owner left out many facts. She made several mistakes and assumptions, and then the property manager at her new location did not inform her she would need building permits and a Conditional Use Permit for that type of business. She started her business as a retail use, and then added the exercise business. Having the exercise component might require more parking if parents are staying, which is why a CUP is required. She was also moving from one zone to a different zone, and regulations can be different between zones. She also plans on doing some tenant improvements and hasn't even started on that process, so there is much more to the story than just the City preventing her from re-opening her business.

Commissioner Ensberg stated he was saddened to hear that the property owner and business owner didn't follow the rules, but said it seemed like the City had a regulatory environment that isn't as business friendly as he would like it to be.

Commissioner Bratt stated care needs to be taken when making those kinds of judgments as you cannot bypass the rules, and felt the business owner should have done her homework before making business changes.

Associate Planner Espinoza stated the City has allowed her to open the retail portion of her business while processing the CUP for the exercise portion, so they were trying to be responsive to her situation.

Director Coleman stated her main problem was canceling her lease at her previous location and signing a lease for the new location without checking with the City first to find out what the requirements would be.

Chairman Schoonover congratulated Commissioner Davis on his reappointment to the Commission, and Commissioner Davis did the same for Chairman Schoonover.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Bratt to adjourn. Motion carried unanimously 5-0. The meeting adjourned at 7:25 p.m. to the regular Planning Commission meeting scheduled for August 4, 2010, at 7:00 p.m.

James Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton, Planning Secretary

Approved: August 18, 2010