

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, March 2, 2011 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
Assistant City Manager of Community Dev. Larry Stevens
Director of Development Services Dan Coleman
Planning Commission Secretary Jan Sutton

CALL TO ORDER AND FLAG SALUTE

Chairman Schoonover called the regular meeting of the Planning Commission to order at 7:04 p.m. and Commissioner Bratt led the flag salute.

COMMISSION BUSINESS

1. VERBAL UPDATE ON THE FARMER'S MARKET 2011

Assistant City Manager of Community Development Larry Stevens stated the City Council approved a new location for the Farmer's Market and passed out a revised site plan. The Market will operate from April 13 to the end of September, and start at 4:00 p.m. The new location will utilize the east side of the Civic Center parking lot, First Street east of Iglesia and part of Civic Center Park. They can no longer provide amplified music, which will help during Commission meetings, but the bigger problem will be the lack of nearby parking. The thought is that the employee parking lot off Walnut Avenue will be designated for Commission meeting parking only, and will be posted that way on the appropriate nights and on the agendas. The Senior Dance has been moved to the Senior Center so there should not be a conflict with attendees using the employee parking lot.

He stated that when Music in the Park starts in the summer, that will be on the same night as well. He suggested the Commissioners may want to consider changing their meeting nights in the summer to Thursday if that worked with Commissioner Ensberg's school schedule. After this year the operator of the Market will evaluate other locations for next year. He wants to be near the downtown because he thinks he will get more people attending, but there are other locations that may be just as, or more, viable for attendance. This is a destination event and could probably be successful in another location. It has also been suggested that they could

operate on Saturdays, but the operator would have to see if the farmers would be available to attend that day since several other cities hold their markets on Saturday as well.

2. VERBAL UPDATE ON COMMUNITY DEVELOPMENT DEPARTMENT PROJECT LIST

Assistant City Manager Larry Stevens stated there are several long-term projects that should be coming forward to the Commission in the near future. It appears there may be a new buyer for the residential portion of Bonita Canyon Gateway and that they will want to proceed with the original design for the apartments. There is also a developer interested in the rear portion of Grove Station who hopes to submit revised plans by early May. They are proposing to reduce the amount of residential from 96 to approximately 65 units, and Staff will have to research to ensure that doing so won't affect the Housing Element requirements and the City's RHNA numbers. He provided information to the Commission about the City's affordable units at Grove Station in regards to qualification, selection and the affordability covenant.

He stated the City is in preliminary discussions to develop three pads at the Costco site; two with restaurants and one spec shop building. The applicants are considering filing all three applications jointly with a target date sometime the first of May. The DeFalco application should be ready for the Commission to review in early April. He is also working on the Downtown Specific Plan but may need to review the work done by the consultant further before moving forward.

The City is working with the Rivers and Mountains Conservancy and the Tzu Chi on a land use plan for the 60 acre site in the Walnut Creek area, and expect to be ready for community meetings in late spring or early summer to review concepts. This will be approximately a year-long process, and they will be interviewing consultants next week.

There are a number of Housing Element related projects in regards to updating standards for multi-family and senior housing projects, and rezoning several parcels to be in compliance with the General Plan. They are still working on the downtown facades, but whether that program moves forward may depend on the outcome of the Governor's plan for Redevelopment Agencies. He stated the City Council will be holding their Spring Retreat on April 18th from 5:00 to 9:00 p.m.

Commissioner Davis asked about possibly reviewing the uses allowed in San Dimas Station to see if they should be updated to reflect today's economy and needs.

Assistant City Manager Stevens stated in regards to San Dimas Station, since they have to update Areas 2, 3, and 4 of the Creative Growth Zone when the Downtown Specific Plan is done, they will probably address Area 1 as well. The issue with San Dimas Station has to do with when the property owner wants to bring in a non-retail use into a shopping center that is meant to generate sales tax revenue; you have to decide how much retail space you want to give up. Also, he felt until they address the maintenance and condition of the center, there is little purpose in discussing uses. He felt the best thing would be to address rehabilitating the center, discuss the best mix of tenants, then rewrite the standards. There are five different owners of the in-line buildings, so even if you get the majority owner to agree to improvements, you still have to get all the other owners to agree as well. There may be joint study sessions with the City Council to discuss this further.

3. VERBAL UPDATE ON COMMUNITY SIGN FORUM

Assistant City Manager Larry Stevens stated the Community Sign Forum has been advertised in the Community News, the City's website, the Chamber newsletter, announced at the Bonita

Corridor meeting and both recent City Council meetings, and posted on the City's posting boards. The intent is to listen to what attendees have to say, formulate what the issues are, then bring back an analysis for review, then possibly prepare amendments to the code. He stated there will be a brief presentation that will focus on commercial signs since that seems to be the main area of concern. He stated that standards are a little different in the Frontier Village area, but not substantially.

Commissioner Davis asked where they are with the issue of security grids in store windows.

Assistant City Manager Stevens stated a draft policy has been prepared to take back to the DPRB for review. In regards to the computer store specifically, the window security can stay in place until a policy or façade program is determined. Staff has been meeting with him and the owners of the two antique stores near him to go over designs for the storefronts. Depending on how much they are changed, it may impact the policy. They hope to bring it back to DPRB next month.

ORAL COMMUNICATION

4. Director of Development Services

No communications were made.

5. Members of the Audience

No communications were made.

6. Planning Commission

Chairman Schoonover reminded the Commissioners that their Economic Interest Statements were due by March 25th.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Bratt to adjourn. Motion carried unanimously 5-0. The meeting adjourned at 8:04 p.m. to a Special Meeting of the Planning Commission to Host a Community Sign Forum on Wednesday, March 16, 2011 at 6:00 p.m. in the Community Meeting Room of the San Dimas Sheriff's Station, 270 South Walnut Avenue, San Dimas, California, and to adjourn to the regular meeting of the Planning Commission to be held at 7:00 p.m. on the same date and in the same location.

James Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton, Planning Commission Secretary

Approved: April 6, 2011