

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Thursday, August 4, 2011 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

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

Absent

Commissioner John Davis
Commissioner Stephen Ensberg

CALL TO ORDER AND FLAG SALUTE

Chairman Schoonover called the regular meeting of the Planning Commission to order at 7:03 p.m. and Commissioner Bratt led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes: July 7, 2011 (Bratt, Ensberg absent)
July 21, 2011 (Davis, Schoonover absent)

ACTION: Item continued to the next meeting due to lack of quorum for approval of minutes.

PUBLIC HEARINGS

2. **CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 11-02** – A request to amend Municipal Code Section 18.140.090 Creative Growth Area 3 Zone (CG-3) multiple-family parking regulations and Sub-Area D (Single Family), located on both sides of San Dimas Avenue south of the railroad tracks and north of Arrow Highway.

Staff report presented by *Associate Planner Kristi Grabow*, who stated at the July 7, 2011 meeting the Commission directed Staff to initiate a code amendment for two sections of the Creative Growth Area 3 zone. The first request from Olson Company involved the limitation of tandem parking in a multi-family project to studio or one-bedroom units only. The applicant is asking that the restriction to unit size be removed but to leave the limitation that tandem parking not exceed 20% of the project. They will be developing the remainder of the Grove Station

project, and are proposing tandem parking for only four units, which would be 3.2% of the required parking. The other proposed amendment would impact Subarea D Single-Family. The developer, 301 San Dimas LLC, is proposing to increase the number of single-family lots from four to five. They would still be able to meet all of the development standards of the zone for this fifth lot.

Commissioner Bratt was concerned that the developable width of the fifth lot, after you take the setback area away, would only be 35 feet wide, which seemed narrow to him. He was also concerned about the slope towards Arrow Highway. He asked if the width of this house would be much smaller than the other homes fronting Shirlmar.

Director of Development Services Dan Coleman stated while there are design challenges on this lot, they are not insurmountable. The slope is a significant challenge. There is no minimum lot width in this Subarea, so the proposal complies with the standard. He felt a 35 foot wide house was not unusual, but stated it would be narrower than the other lots.

Commissioner Bratt stated behind the shopping center was a three-foot tall retaining wall which will also have to be addressed when designing the fifth lot.

Director Coleman stated these are good points but the existing lots to the west are narrow and smaller in size than the proposed lot, so it is still consistent with the neighborhood. It will have some challenges and won't look the same as the other houses, but could possibly be designed as a split-level to accommodate the limitations of the lot.

Commissioner Rahi asked who maintains this area.

Associate Planner Grabow stated the neighbor at 122 Nubia has advised that they have been maintaining the weeds and that people are using that area as a cut-through. In this Subarea the minimum lot size is 5,000 square feet, so the lots are just slightly smaller than the neighboring tract which has a minimum lot size of 6,000 square feet.

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

Steve Eide, Drafting and Design, 158 Orange Street, Covina, Applicant, stated they will probably do a split-level design to address the slope of the lot, and they plan to address the retaining wall issue. Currently this lot is an eyesore which can be improved with the addition of the new house.

Commissioner Bratt stated he is reluctant to approve the amendment if it is just creating more problems.

Steve Eide, Applicant, reiterated that they can design a nice project and address the hillside issues while eliminating an eyesore from the neighborhood.

Director Coleman stated in his research of the original approval he couldn't find an explanation as to why this area was limited to four lots, but you can see the southerly portion of the lot was comparable to the adjoining lots.

Associate Planner Marco Espinoza stated another issue to consider is if they do not allow development of a fifth lot, what will happen to the remainder parcel.

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

Commissioner Bratt asked if Staff knew why tandem parking was limited to one-bedroom units originally. He asked if there was anything in the way the amendment was worded that would lock the developer to tandem parking for only four units, or could he add more.

Associate Planner Espinoza stated they did not know why it was limited to one-bedroom units previously. He stated tandem parking is not a preferred parking situation, and maybe it was limited to studio and one-bedroom units with the thought that there may only be one car utilized for those units and you wouldn't really need the second parking space. The applicant could add more tandem spaces, but they are trying to minimize changes to the lots and want to stay within the approved map.

RESOLUTION PC-1444

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 11-02, AMENDING PARKING DESIGN SECTION 18.140.090.C.6.ii(B) AND SUB-AREA D (SINGLE FAMILY) 18.140.090.C.3.c IN THE CREATIVE GROWTH AREA 3 ZONE

MOTION: Moved by Bratt, seconded by Rahi to approve Resolution PC-1444 recommending approval of Municipal Code Text Amendment 11-02 to the City Council. Motion carried 3-0-2 (Davis, Ensberg absent).

ORAL COMMUNICATION

3. Director of Development Services

Director Coleman stated that while it appeared there were quite a few items on the Agenda Forecast, they all relate to just two development projects: Panda Express and Olive Garden.

Chairman Schoonover stated when these items were before the DPRB, there were questions about the speaker system and asked if a sound study would be part of the analysis.

Associate Planner Espinoza stated there isn't a formal sound study being conducted, but Staff will present information on what the decibels for that type of speaker will be and can show the difference between analog and digital.

Director Coleman stated the most effective method of reducing noise is distance. There is a very wide avenue for the sound to cross before it gets to the houses. If it is set up properly, it should not be very loud at the residential properties.

Commissioner Rahi stated in the July 7th minutes the applicant stated they will be building a 15-foot high wall.

Associate Planner Espinoza stated the applicant called him the next day and apologized for her error on the height of the wall, that it would be much shorter.

4. Members of the Audience

No communications were made.

5. Planning Commission

No communications were made.

ADJOURNMENT

MOTION: Moved by Bratt, seconded by Rahi to adjourn. Motion carried 3-0-2 (Davis, Ensberg absent). The meeting adjourned at 7:26 p.m. to the regular Planning Commission meeting scheduled for August 18, 2011, at 7:00 p.m.

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved: August 18, 2011