

# CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

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

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## **Present**

Chairman Jim Schoonover  
Commissioner John Davis  
Commissioner M. Yunus Rahi  
Director of Development Services Dan Coleman  
Associate Planner Marco Espinoza  
Associate Planner Kristi Grabow  
Director of Public Works Krishna Patel  
Planning Commission Secretary Jan Sutton

## **Absent**

Commissioner David Bratt  
Commissioner Stephen Ensberg

## **CALL TO ORDER AND FLAG SALUTE**

Chairman Schoonover called the regular meeting of the Planning Commission to order at 7:02 p.m. and Commissioner Davis led the flag salute.

## **COMMISSION BUSINESS**

1. **CONSIDERATION OF REQUEST TO INITIATE A MUNICIPAL CODE TEXT AMENDMENT** – A request initiate a Municipal Code Text Amendment to Code Section 18.540.130.B (Specific Plan No. 24, Area 1 – Regional Commercial) to conditionally allow drive-through restaurants with audible speakers within 300 feet of residentially zoned properties, located at the southeast corner of Lone Hill Avenue and Gladstone Street.

Staff report presented by *Associate Planner Marco Espinoza*, who stated while this is not a public hearing, the Planning Commission needs to consider if there is interest in moving forward with amending the Municipal Code as requested. The request is being submitted by Costco Wholesale on behalf of Panda Express. The current zoning conditionally allows drive-thru restaurants with audible speakers only if they are located more than 300 feet from a residential zone. The applicant is asking to amend that section to allow audible speakers if less than 300 feet from residential uses. They plan to be closed between midnight and 6:00 a.m., and to locate the speakers on the north side of the building furthest away from the residential properties, and to utilize new digital technology which helps to reduce noise. Staff is recommending initiating a Municipal Code Text Amendment to incorporate these changes.

**Commissioner Davis** asked if this would affect all the pads in the zone and how many of the proposed pads are for restaurants. He also asked why was 300 feet chosen as the distance for speakers to be prohibited in.

**Associate Planner Espinoza** stated in essence it would apply to all the pads, but that they would try to limit the number of drive-thru restaurants. Currently, if they were located more than 300 feet from residential properties, they only have to submit for a Conditional Use Permit. He stated right now they are working with two pads for restaurant uses. The intent when the site was created was that there could be two to three restaurant uses and the rest would be commercial tenants.

**Director of Development Services Dan Coleman** stated the 300 foot distance may have been chosen for being a reasonable distance to work with. That will be part of the analysis of the code amendment.

**Associate Planner Espinoza** stated Staff can also bring back information regarding the new style of speaker as part of the analysis. He added the pad for this building is a little higher in elevation than the surrounding residential properties and that will also help to mitigate the noise impact.

**Director of Public Works Krishna Patel** stated in the late 1990's when Jack in the Box was developed, 300 feet was the number chosen for the distance from the drive-thru to the neighboring residential, as sound decreases exponentially the further away from the source that you go.

**Commissioner Rahi** stated the code gives two conditions that could prohibit drive-thru lanes and asked if both applied.

**Associate Planner Espinoza** stated they do, but since the restaurant is proposing to be closed between the hours of midnight and 6:00 a.m., they are only asking for the language regarding audible speakers be changed.

Chairman Schoonover asked if any members of the public would like to speak on this item. Addressing the Commission were:

**Susan Wong, Panda Express, 1863 Walnut Grove, Rosemead**, stated they are planning on building a 15-foot high wall with landscaping to help absorb sound and felt the noise impact on the surrounding residential properties will be minimal. The higher elevation of the pad should also help with the noise.

**Jenifer Murillo, Costco Wholesale, 9 Corporate Park, Suite 230 I, Irvine**, stated the drive-thru restaurant itself will still require a Conditional Use Permit so the City still has discretionary review over the project. This is only a proposal to consider allowing audible speakers within that 300 foot distance from the residential properties. She felt the project would not have an adverse impact on the center and they were in support of the project.

There being no further comments, the public comments section as closed.

**Commissioner Rahi** stated he was in support of initiating a code amendment and felt this situation was different as there is a high volume street between the pad location and the residential properties. He felt there should be some type of sound barrier requirements included in the text though.

**Commissioner Davis** stated the project would still need to have a Conditional Use Permit and felt a sound barrier requirement should be included with the project.

**MOTION:** Moved by Davis, seconded by Rahi to direct staff to prepare a Municipal Code Text Amendment to conditionally allow drive-through restaurants with audible speakers within 300 feet of residentially zoned properties in Specific Plan No. 24, Area 1 – Commercial, and to bring it back to the Commission to conduct the public hearing. Motion carried 3-0-2 (Bratt, Ensberg absent).

2. **CONSIDERATION OF REQUEST TO INITIATE A MUNICIPAL CODE TEXT AMENDMENT** – A request to initiate a Municipal Code Text Amendment to make alterations to Creative Growth Area 3 Zone (CG-3) multiple-family parking regulations and Sub-Area D (Single Family), located along San Dimas Avenue south of the AT&SF Railroad Tracks and north of Arrow Highway.

Staff report presented by **Associate Planner Kristi Grabow**, who stated Staff has received two requests to change certain requirements in the Creative Growth Zone, Area 3 (CG-3), and in order to streamline the process, Staff is proposing that both amendments be combined in a code amendment. The first item concerns tandem parking in CG-3, Subarea B High Density Residential in response to an application being processed by Associate Planner Espinoza. The Olson Company is proposing to build a 67-unit townhome community on the Grove Station property. The current code allows tandem parking up to a maximum of twenty percent of all required spaces within a project, but only for one-bedroom units. The Olson Company would like to change the standard to allow tandem parking for three-bedroom units, as they would not have any one-bedroom units in their project. The other request involves CG-3 Subarea D Single-Family in response to an application being processed by Associate Planner Grabow. The code currently limits the number of single-family lots to four; however, the applicant, 301 San Dimas Avenue LLC, is proposing to subdivide this subarea into five single-family lots. All five lots would meet the development standards within this zone. This same applicant will be proposing townhomes and mixed use in Subarea A of this parcel, but that will be at a later date. Staff is recommending that the Commission direct Staff to prepare the amendments to the code and bring back to the Commission to conduct the public hearing.

**Chairman Schoonover** asked if the original development proposed by the Fox Company had tandem parking.

**Associate Planner Grabow** stated it did, but it was only for the one-bedroom units.

**Chairman Schoonover** stated so now they want to expand it to be allowed for three-bedroom units. Will there also be tandem parking spaces for the one-bedroom units still and are they changing any other standards?

**Associate Planner Marco Espinoza** stated the applicant is not proposing any change to the maximum of 20% for tandem parking spaces and are only proposing four out of the 81 total spaces as tandem. Their current proposal does not contain any one-bedroom units, but the Commission could leave the language open, limiting the maximum to 20% used for tandem parking in case the applicant would like to apply it to a two-bedroom unit as well. He did not think that would be necessary, but it would leave them some flexibility.

**Commissioner Rahi** confirmed that Subarea 3D will have five houses.

**Associate Planner Grabow** stated that is what the applicant is asking for. In Subarea 3A the applicant wants to construct townhomes and mixed use but that is in a very preliminary stage. She advised that the tandem parking revision could also apply to the project in 3A on the west side of San Dimas Avenue.

**Commissioner Davis** asked if the five lots would fit in with the rest of the neighborhood.

**Associate Planner Grabow** stated they would be slightly smaller, but they would be compatible.

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

**Kevin Wilks, Drafting and Design, 158 Orange, Covina**, stated they were not involved in the early history of the parcel and he was not sure why the code did not allow five single-family residential lots in Subarea D, but it makes sense to allow it as it can comply with the code guidelines for development on a lot that size.

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

**MOTION:** Moved by Davis, seconded by Rahi to direct staff to prepare a Municipal Code Text Amendment to make alterations to Creative Growth Area 3 Zone multiple-family parking regulations and Subarea D single-family residential lots, and to bring it back to the Commission to conduct the public hearing. Motion carried 3-0-2 (Bratt, Ensberg absent).

### 3. **CONSIDERATION OF CITY OF SAN DIMAS DRAFT BICYCLE MASTER PLAN**

Staff report presented by **Director of Public Works Krishna Patel** who stated the original Bicycle Master Plan was adopted in 1997 and re-adopted in 2004 without any changes. The new Master Plan incorporates changes necessary to qualify for funding to provide improvements for bike transportation. The goal of the Master Plan is to encourage alternative transportation to reduce pollution, traffic congestion, and improve health, as required by the State of California and the San Dimas General Plan Circulation Element. He stated there are three classes of bikeways and explained the differences. He presented information on emerging concepts such as shared lanes, colored bike lanes, and bike boxes, none of which are currently used in San Dimas.

The purpose of the street is to provide safe access for vehicles, bikes and pedestrians, as outlined in AB 1358 complete streets program. One way to make the community bike friendly is to place bike racks in various locations that would be visible, good for short-time parking, easily convenient to stores and high density housing, are secure and provide weather protection. He identified about a dozen locations for this type of rack in San Dimas.

**Director Patel** stated there are several Class II Bikeways in San Dimas, but as indicated in a recent survey, 74% of respondents stated the reason they do not ride in the city was that there were not bike paths or lanes. The goal in adopting this Master Plan is to increase bike use by five percent by 2025. There are also objectives contained in the Master Plan, with Objective A being the adoption of the plan, and Objective H is to encourage the use of all types of transportation. He discussed potential locations for additional Class II bikeways and the Canyon Vista Bike Trail parallel to the 57 freeway. The idea is to have wide bike lanes and provide parking for bikes. Staff recommends the Commission provide input for Staff to take to the City Council, and approve Resolution PC-1441.

**Commissioner Rahi** stated he was glad they were updating the Master Plan to take advantage of funding opportunities and asked if there are any Class I bike paths in San Dimas.

**Director Patel** stated not currently, but hope to add one with the Canyon Vista Trail, which will connect along Cypress Avenue to San Dimas Avenue through the Caltrans right-of-way. There are 600 students attending San Dimas High School from the Via Verde area, and they hope having this bike path will cut down on their travel time.

**Commissioner Davis** stated Exhibit 1 shows existing pathways and asked if they had prepared an exhibit that showed what it would look like with the recommendations.

**Director Patel** stated they did not prepare a chart because not all of the potential projects may be built; things could change that would affect the ability to build the bike paths.

**Commissioner Rahi** asked how long this plan will be valid after adoption, and pointed out several minor corrections to be made in the report prior to presentation to City Council.

**Director Patel** stated there is no specific timeline and their intent is to adopt and update so that they can apply for bicycle funding.

**Commissioner Davis** stated he was not sure about the shared road concept, and understands it is an emerging concept but it has not been adopted by the State yet. However, he would like it included so if the State does adopt legislation allowing it, the City can take advantage of funding programs at that time. He felt all the proposed projects are great additions to the existing plan and is in support.

**Chairman Schoonover** stated he was encouraged by the objectives listed, though he was not sure about all of the policies that go with them, but feels the City is taking a step in the right direction.

#### RESOLUTION PC-1441

#### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF THE CITY OF SAN DIMAS DRAFT BICYCLE MASTER PLAN

**MOTION:** Moved by Davis, seconded by Rahi to recommend approval of the Draft Bicycle Master Plan to City Council and adopt Resolution PC-1441. Motion carried 3-0-2 (Bratt, Ensberg absent)

#### **ORAL COMMUNICATION**

##### **4. Director of Development Services**

**Director Coleman** stated he met with the developer for the Bonita Canyon Gateway project regarding the apartments, and they have secured \$10 million investor financing to construct them. Staff has had discussions with the architect and they are going to continue with the same design that was previously approved. They should be resubmitting plans in the near future, so it appears this project is back on track.

He stated the Chamber of Commerce has announced they are presenting an award to the City for the Best Civic Building for the City Hall and to Fresh and Easy for the Best Community Building.

**5. Members of the Audience**

No communications were made.

**6. Planning Commission**

In response to Commissioner Rahi, *Director Coleman* stated the developer of the 18-lot subdivision on Lone Hill went to DPRB to review the fence plan for the tract, and will be meeting with the surrounding properties on replacing the existing chain link fencing to prevent a double-fence situation.

*Commissioner Rahi* stated the contractor for the solar panel project at McKinley Children's Center met with the Board of Directors of the Cypress HOA on June 29<sup>th</sup> as directed by the DPRB, and agreed to bring back a proposed tree replacement plan to the HOA for review, though they are continuing to remove diseased trees.

**ADJOURNMENT**

**MOTION:** Moved by Davis, seconded by Rahi to adjourn. Motion carried 3-0-2 (Bratt, Ensberg absent). The meeting adjourned at 8:06 p.m. to the regular Planning Commission meeting scheduled for July 21, 2011, at 7:00 p.m.

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David Bratt, Vice-Chairman  
San Dimas Planning Commission

ATTEST:

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Jan Sutton  
Planning Commission Secretary

Approved:     September 21, 2011