

CITY OF SAN DIMAS PLANNING COMMISSION AGENDA

Regularly Scheduled Meeting
Thursday, August 18, 2011 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Jim Schoonover
Commissioner David Bratt
Commissioner Stephen Ensberg
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

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)
 August 4, 2011 (Davis, Ensberg absent)

ACTION: The July 7, 2011 minutes were continued to the next meeting due to a lack of quorum of attending members for approval.

MOTION: Moved by Bratt, seconded by Ensberg to approve the July 21, 2011 minutes. Motion carried 3-0-1-1 (Davis absent, Schoonover abstain).

MOTION: Moved by Bratt, seconded by Rahi to approve the August 4, 2011 minutes. Motion carried 3-0-1-1 (Davis absent, Ensberg abstain).

PUBLIC HEARINGS

2. **CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 11-01** – A request to amend Municipal 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 Gladstone Street and Lone Hill Avenue in the Citrus Station Center (formerly known as Costco Center). APN: 8383-009-072 Associated Cases: Precise Plan 11-03, DPRB Case No. 11-34 and Conditional Use Permit 11-05.

Staff report presented by **Associate Planner Marco Espinoza** who stated the applicant has received interest from Panda Restaurant Group to develop a drive-through restaurant with audible speakers, but the proposed location is within 300 feet of residential property, which is prohibited by the current code. The proposal is to allow having audible speakers within 300 feet of residential property as long as the drive-through was closed between the hours of midnight and 6:00 a.m. The original Costco project was approved with a conceptual drive-through restaurant in the general area. The proposed code amendment would prohibit the use of analog speakers and require them to have volume control, as well as limiting the hours of operation. The amendment would only affect drive-through restaurants in Specific Plan No. 24 (Citrus Station).

He stated there have been technological advancements in menu speaker posts which minimize noise concerns. To further address these concerns, Panda Express is proposing a digital menu screen to reduce conversation over the speaker system, and the post will be placed within 1-2 feet of the cars. He went over the chart showing the decibel levels at varying distances from the restaurant, and indicated that at the center of Lone Hill Avenue, if the speaker post was facing directly west, the noise level would be at 20 decibels, which is the equivalent of a whisper. At that level, it is conjectured that the speakers would be inaudible at the residences.

Associate Planner Espinoza stated the hours of operation would be seven days a week from 11:00 a.m. to 10:00 p.m., which is similar to the other existing and proposed businesses within the center. There are additional design elements proposed which will address noise concerns, such as a 42-inch tall wall around the drive-through area, the speaker post installed a maximum of three feet from the drive-through aisle, a menu screen on the post, volume control, and additional landscaping in front of the drive-through aisle. The pick-up window will also remain closed when customers are not being served. With these mitigation measures to minimize noise, Staff is recommending approval of this item.

Commissioner Ensberg asked if there were other restaurants that were using this technology in San Dimas. He also asked if the position of the menu board would be such that the lights will point away from the residential properties.

Associate Planner Espinoza stated this is similar to the board used at Taco Bell, and possibly McDonald's. He stated a lot of chains are moving towards this because it lowers errors and speeds up the process. He confirmed that the lights on the menu board would be facing away from the residences.

Commissioner Bratt asked why the hours in the code were midnight to 6:00 a.m. when Panda would not be open that late.

Associate Planner Espinoza stated that is what the code currently says, and they left it that way in case another business wanted to locate in the center and wanted to stay open a little later.

Commissioner Bratt recalled they located several fast food restaurants towards Lowe's to move them away from residential neighborhoods and felt they were getting away from that. He thought they should limit the hours to 10:00 p.m. He asked how high the speaker would be located above the ground.

Associate Planner Espinoza stated it was approximately 46 inches.

Commissioner Bratt felt the wall should be as high as the speaker.

Director of Development Services Coleman stated the speaker probably needed to be higher to accommodate people in their cars.

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

Michael Okuma, Real Estate Division for Costco Wholesale, 9 Corporate Park, Irvine, stated they are in full support of this amendment. They have worked with Staff and Panda Express to mitigate noise concerns and felt everything as proposed made sense and hoped the Commission would approve the project.

Roger Su, Architect for the applicant, 23435 Goldrush Drive, Diamond Bar, stated they have done their best to address Staff's concerns.

Chairman Schoonover asked if they had any issues with the proposed change in hours in the code amendment.

Roger Su, Architect, after conferring with his clients stated they did not.

Commissioner Bratt asked if they would be opposed to raising the height of the wall to be 46-48 inches tall.

Roger Su, Architect, stated the height of the wall was discussed with Staff, and they did not feel the height would make a difference in the noise level, as it will already be negligible. The purpose of the wall was more to block glare from vehicle headlights than to block noise.

Mr. Tuul, 521 N. Lone Hill Avenue, stated Costco closes at 8:30 p.m. on weekdays and earlier on weekends, and this will increase the noise in general since it will be open later. He stated a neighbor told him there would not be a drive-through restaurant at this site and felt it would decrease his property value. He stated the headlights from the cars exiting the center will be facing their houses and they would hear noise from the patrons and cars late at night, and felt the hours should be the same as Costco's.

Angie Rodela, 611 N. Lone Hill Avenue, stated it gets quiet in that area when Costco closes and felt they will hear the noise more after they close. She was not opposed to Panda Express wanting to build there but felt it did not need to be a drive-through restaurant.

Robert James, 605 N. Lone Hill Avenue, was concerned over which way the speaker post will face because the original drawings showed it facing Costco, but the report showed it facing the residential, and wanted to know which way it would face.

Bob Tunstall, 433 N. Lone Hill Avenue, stated his only objection to Panda Express was when the Costco project was proposed, that Larry Stevens told them there would not be any drive-through restaurants or auto dealerships. He felt the City was going back on their word.

Chairman Schoonover stated the Commission was in receipt of a letter from **Joann Agramonte, 515 N. Lone Hill Avenue,** expressing opposition to this project and requesting a block wall be installed on the access road median to keep cars away from their homes.

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

Associate Planner Espinoza clarified the menu speaker will be facing away from the homes, and is a requirement in the conditions.

Commissioner Ensberg asked if Staff knew what time the stores in Glendora closed.

Associate Planner Espinoza stated they did not do a study of their hours of operation, but there are several restaurants in that center, as well as a movie theater that stay open fairly late.

Commissioner Bratt asked how Staff felt about putting a block wall across from the driveway as requested by Ms. Agramonte.

Associate Planner Espinoza stated he spoke with Assistant City Manager Larry Stevens today about that issue, and he recounted there were many discussions with the neighbors during the approval process for the Costco, and the result of those discussions was that Costco gave up a portion of their land on the west side of their property to allow construction of the access lane with the median separating the homes from through traffic on Lone Hill Avenue. The landscaping of the median was also discussed with the neighbors, and they did not even want the wrought iron fence, but the City wanted it for safety reasons for pedestrians crossing Lone Hill Avenue. There were also discussions of having Costco pay for new windows for the residents, but in the end the City paid to install dual-paned windows for those that requested them. Installing a block wall now could create safety issues.

Chairman Schoonover stated there is some landscaping planted along the wrought iron fence, but it hasn't grown much over the years. He asked if the intent was to provide some buffer from the lights.

Associate Planner Espinoza stated it was and that Staff can work with the landscape maintenance company to have them let it grow and not cut it back so much.

Commissioner Bratt stated maybe they can also look at planting some additional bushes.

Commissioner Ensberg felt this was a well-regarded franchise that provides a good product, and that they have cooperated with Staff's concerns. In regards to limiting the hours of the drive-through to 10:00 p.m., if the applicant was in agreement, he did not have a problem with that, but he wouldn't want any additional conditions placed on them other than what has already been presented.

Commissioner Bratt stated he would strongly recommend the hours for the drive-through be changed to prohibit being open between the hours of 10:00 p.m. to 6:00 a.m.

Commissioner Rahi felt that the issues coming up now were part of the original EIR process for the Costco in 2004 and they were addressed at that time. The EIR did mention there would be restaurants and he doesn't think it was written anywhere that they could not be drive-throughs. He could support the change in hours and was fine with the wall height of 42 inches.

Commissioner Bratt asked what the height of the headlights on a standard vehicle was.

Associate Planner Espinoza stated approximately 24-32 inches high.

Director Coleman stated the wall height is taller than the screen wall at Taco Bell.

Chairman Schoonover stated the 42-inch wall was added at DPRB to address the issue of light glare. He was concerned about the lack of landscaping on the wrought iron fence on the access road median and hoped that additional landscaping can be provided.

RESOLUTION PC-1445

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 11-01, AMENDING THE DRIVE-THROUGH RESTAURANT REQUIREMENTS OF CODE SECTION 18.540.130.B WITHIN SPECIFIC PLAN 24, AREA 1 – REGIONAL COMMERCIAL ZONE

MOTION: Moved by Ensberg, seconded by Bratt to adopt Resolution PC-1445 recommending approval of Municipal Code Text Amendment 11-01, with an amendment indicating the drive-through will be closed from 10:00 p.m. to 6:00 a.m.

Commissioner Rahi asked if a condition should be added regarding the landscaping on the median.

Associate Planner Espinoza stated that was not part of the project site and was actually City maintained property.

Director Coleman stated Staff can research that further and bring a suggestion to the City Council.

Motion carried 4-0-1 (Davis absent).

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DISCUSSION FOR ITEMS 3 AND 4 WAS COMBINED

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3. **CONSIDERATION OF PRECISE PLAN 11-03 AND DPRB CASE NO. 11-34** – A request to construct and operate a 2,448 square foot drive-through restaurant (Panda Express) within the Citrus Station, located at the southeast corner of Gladstone Street and Lone Hill Avenue. APN: 8383-009-072 Associated Cases: Municipal Code Text Amendment 11-01 and Conditional Use Permit 11-05

Staff report presented by **Associate Planner Marco Espinoza**, who stated the applicant is proposing to construct a Panda Express drive-through restaurant, with an outdoor eating area. The Conditional Use Permit will allow the drive-through operations. The main entrance to the site is to the north with a secondary entrance to the south of the pad. The applicant is proposing a digital speaker menu board which will face in a northeasterly direction. The digital menu board will have less noise than the old analog style, and they will be required to provide the other mitigation measures mentioned in the previous report. Staff is recommending approval of Conditional Use Permit 11-05 based on the mitigation measures. The building design meets the design guidelines for the center and complements the Costco building by using the same type of lighting fixtures, wrought iron accents, and split-face block. The site meets the parking requirement and there is adequate queuing space for the drive-through. Staff is recommending the Commission recommend approval to the City Council of this project.

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

Jenifer Murrillo, Costco Wholesale, 9 Corporate Park, Irvine, stated she is the Real Estate Development Manager for this region and that they support the project and felt it was compatible with their warehouse.

Roger Su, Architect, 23435 Goldrush, Diamond Bar, asked the Commission for their support. He stated during the previous item there was discussion regarding the height of the wall around the drive-through, and that it wasn't so much to block noise as to reduce glare from the headlights. If the headlights are at a lower height, he asked if it would be possible to lower the height of the wall from 42 inches to 32 inches. He stated this pad is also higher than the street by four to five feet and there are mature plants along Lone Hill that will help to block glare, so he hoped they would consider the lower wall height.

Commissioner Ensberg asked if his request was based on cost savings or to improve the aesthetics of the building to Lone Hill. He asked if the request had been made at DPRB to lower the height of the wall.

Roger Su, Architect, stated it was for aesthetic reasons to improve the look of the site and hoped that it would open it up more to people passing by. He stated at the DPRB meeting they asked that a wall be installed but did not set a particular height of the wall.

Commissioner Bratt asked if he was asking to just lower the wall height along the northern perimeter.

Roger Su, Architect, stated they would like to lower the height the entire length of the wall.

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

Chairman Schoonover stated at DPRB they started with a 48-inch tall wall and then lowered it down to 42 inches. He doesn't recall that the applicant expressed opposition to the height of the wall at that time.

Commissioner Ensberg was in support of the project, but did not object if the wall remained at 42 inches.

Commissioner Bratt concurred, and stated he did not have a problem if the wall was lowered on the north side, but did not want to see it lowered all the way around on the west side.

Associate Planner Espinoza stated the overall project will go to City Council for final approval but the final design will go back to DPRB. At DPRB a Boardmember asked to have another wall around the outdoor eating area to separate it from the cars, noise and emissions. The applicant would like a more open fence around the seating area and showed the Commission a sample of a metal fence utilizing a cut-out bamboo design.

Commissioner Bratt stated he could support the open-work fence around the eating area as he wouldn't want the place to look like a fortress. He stated again that he could support lowering the block wall along the north side of the drive aisle, but not all the way around on the west side.

Commissioner Rahi stated he is fine with the original submittal of the wall at 42 inches.

RESOLUTION PC-1446

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF PRECISE PLAN NO. 11-03 AND DEVELOPMENT PLAN REVIEW BOARD CASE NO. 11-19, A REQUEST TO CONSTRUCT AND OPERATE A 2,448 SQUARE FOOT DRIVE-THROUGH RESTAURANT (PANDA EXPRESS) WITHIN THE CITRUS STATION (APN: 8383-009-072)

MOTION: Moved by Bratt, seconded by Rahi to adopt Resolution PC-1446 recommending the City Council approve Precise Plan No. 11-03 and DPRB Case No. 11-19, keeping the wall around the drive-through aisle at 42 inches high, and allowing the use of a cut-out iron fence as presented by the applicant around the outdoor dining area. Motion carried 4-0-1 (Davis absent).

4. **CONSIDERATION OF CONDITIONAL USE PERMIT 11-05** – A request to construct and operate a 2,448 square foot drive-through restaurant (Panda Express) within the Citrus Station, located at the southeast corner of Gladstone Street and Lone Hill Avenue. APN: 8383-009-072 Associated Cases: Municipal Code Text Amendment 11-01, Precise Plan No. 11-03 and DPRB Case No. 11-34

Discussion for this item is shown under Item 3.

RESOLUTION PC-1447

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT 11-05, A REQUEST TO CONSTRUCT AND OPERATE A 2,448 SQUARE FOOT DRIVE-THROUGH RESTAURANT (PANDA EXPRESS) WITHIN THE CITRUS STATION (APN: 8383-009-072)

MOTION: Moved by Bratt, seconded by Rahi to adopt Resolution PC-1447 recommending the City Council approve Conditional Use Permit 11-05. Motion carried 4-0-1 (Davis absent).

5. **CONSIDERATION OF PRECISE PLAN 11-02, DPRB CASE NO. 11-14, TREE PERMIT 11-25 AND CONDITIONAL USE PERMIT 11-03** – A request to allow construction of a 7,537 square foot sit-down restaurant (Olive Garden), removal of 4 mature Oak trees and to allow a Type 47 On-Sale General alcohol license in conjunction with a restaurant use, located within Citrus Station (formerly known as the Costco Center), located at the southeast corner of Gladstone Street and Lone Hill Avenue. APN: 8383-009-073

Staff report presented by *Associate Planner Kristi Grabow*, who showed the location of the proposed restaurant and stated they will be sharing their parking lot with a future retail space. The building is designed in a Tuscan farmhouse style, which is allowed as corporate architecture, and highlighted some of the features to the Commission. Due to the location of the restaurant, the applicant is proposing the removal of four oak trees, which will be replaced with twenty-six 36-inch box oak trees on the site. The Applicant had submitted a preliminary proposal to preserve one of the trees, but since there will be a three-foot difference in the current grade to the finished grade, it is doubtful the tree will survive. The applicant is also proposing to serve alcohol at this site. In this Census Tract there are more than the allowable licenses already; however, ABC, at their discretion can allow more to be issued. Staff is recommending the Commission recommend approval of the project to the City Council.

Commissioner Bratt asked how many parking spaces would be affected if they did not remove the one tree, and if the 5000 sq. ft. retail space is built, will that impact the parking.

Associate Planner Grabow stated if the tree is preserved, there will be 131 parking spaces which still leaves them in compliance with the Code. The parking for the other building has already been taken into consideration and is included in this number.

Director of Development Services Dan Coleman stated now that they have received additional information indicating the oak tree would be buried under three feet of soil, Staff is not recommending preservation of it as it will not survive.

Commissioner Bratt asked if there was an opportunity to relocate the trees, and how tall would the replacement trees in the 36-inch box be.

Associate Planner Grabow stated when they consulted Costco about the previous attempts to relocate oak trees from their project, Staff was advised that all of the trees died out due to the compaction of the soil.

Director Coleman added that oak trees are not suited to transplanting. He stated the height of the replacement trees will be dependent on the species.

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

John Keen, Site Manager for Olive Garden, 1000 Darden Center Dr., Orlando, Florida, stated he was available to answer any questions the Commission may have.

Commissioner Bratt asked if 7,500 sq. ft. was the average size for this restaurant.

John Keen, Olive Garden, stated this is the typical size for an Olive Garden restaurant throughout the country. He stated they hoped to be under construction this calendar year and open by May 2012.

Michael Okuma, Costco, 9 Corporate Park, Irvine, California, felt this would be a beautiful addition to the center and helps to fulfill the plans they brought forward in 2007.

Anita Tunstall, 433 N. Lone Hill Avenue, stated she was thrilled to welcome Olive Garden to the community and did not have a problem with them serving alcohol, but was concerned about removing the trees. She stated when they originally developed this site it was promised to save as many oak trees as possible. Some have already been cut down by contractor error. The City of San Dimas is a Tree City USA and felt they should design the parking lot around the trees. She added that when a shopping center in Monrovia on Huntington Drive was constructed they left the original oak trees in the parking lot.

Bob Tunstall, 433 N. Lone Hill Avenue, stated oak trees can be relocated and stated the one at Lone Hill Avenue and Arrow Highway was moved for the shopping center and is still growing.

Angie Rodela, 611 N. Lone Hill Avenue, wanted to know if any of the parking spaces would face towards the houses, and if so, what was being done to block their headlights.

Associate Planner Grabow stated currently there is landscaping there in between, and they can condition to add more landscaping.

Angie Rodela, 611 N. Lone Hill Avenue, felt the parking can be rearranged around the trees, and that they needed shade in the parking lot. She stated that glare from the headlights needs to be addressed from this restaurant as well, not just from Panda Express.

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

Commissioner Ensberg stated it would be great to have Olive Garden in town, and thought Staff can work on increasing the landscaping to protect the neighbors. He is sensitive to the tree issue and would not like to see needless removal; however, change has to occur and they need to move forward with developing the project. The applicant is proposing replacement at a 6:1 ratio, which shows their sensitivity to this issue and a willingness to enhance the property, so he was in support of the proposal.

Commissioner Bratt asked if any of the replacement trees will be used around the restaurant.

Associate Planner Grabow stated they will be around the restaurant and the parking lot, along with two citrus trees and a smudge pot near the restaurant.

Commissioner Bratt wanted to clarify if the issue was that they were bringing in dirt and that it will stress the trees.

Associate Planner Grabow stated there will be fill dirt brought in to the site because the finish grading will be three feet higher than where it is now, and that will create stress for the tree.

Commissioner Rahi stated he is sensitive to the tree issue but believes the tree cannot be saved. Possibly they can have bigger trees brought in to replace the mature trees that have to be removed. He stated he was in support of the project.

Chairman Schoonover concurred with the previous comments and added that when they held the charrettes for the downtown, many citizens expressed a desire for additional restaurants in town.

RESOLUTION PC-1448

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF PRECISE PLAN NO. 11-02 AND DEVELOPMENT PLAN REVIEW BOARD CASE NO. 11-14, A REQUEST TO CONSTRUCT A 7,537 SQUARE FOOT SIT-DOWN RESTAURANT (OLIVE GARDEN) WITHIN THE CITRUS STATION (APN: 8383-009-073)

RESOLUTION PC-1449

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 11-03, A REQUEST TO AUTHORIZE THE SALE OF BEER, WINE, AND DISTILLED SPIRITS FOR ON-SITE CONSUMPTION (TYPE 47 LICENSE) IN CONJUNCTION WITH A PROPOSED RESTAURANT, OLIVE GARDEN, LOCATED WITHIN THE CITRUS STATION SHOPPING CENTER (APN: 8383-009-073)

MOTION: Moved by Bratt, seconded by Ensberg to adopt Resolutions PC-1448 and PC-1449 recommending the City Council approve Precise Plan No. 11-02 and DPRB Case No. 11-14, and Conditional Use Permit 11-03.

Commissioner Bratt asked how we can reassure the homeowners that there will be more landscaping to block the headlights.

Associate Planner Grabow stated they can add a condition and present the information in the report to the City Council.

Motion carried 4-0-1 (Davis absent).

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Chairman Schoonover called a recess at 8:15 p.m. The meeting reconvened at 8:21 p.m. with all Commissioners present (Davis absent).

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COMMISSION BUSINESS

6. **CONSIDERATION OF MODIFICATION OF DEVELOPMENT STANDARD 11-01** – A request to reduce the required 20-foot front yard setback to 15 feet on seven of the 18 residential lots within “The Estates at Lone Hill” development project located at 309 N. Lone Hill Avenue (APN: 8383-012-019) Associated Case: TTM 60865

Staff report presented by *Associate Planner Marco Espinoza* who stated TTM 60865 was approved by City Council in 2007 for 18 residential lots off Lone Hill Avenue; however, with the downturn in the economy it was never developed. The property has now been sold to Williams Homes, but they need to come back for approval of the plans. The request before the Commission was to modify the front yard setback on seven lots from 20 feet to 15 feet. This can be allowed based on the additional amenities within the tract. All the lots involved are Plan 2, two-story homes with a side facing single-car garage which could also be converted to a guest bedroom. Some of the parcels may have more than a 15 foot setback, but none would have less. The development is within a gated community and would only be seen by residents and their guests. The Code allows for this modification because the applicant has provided other amenities such as a scenic park which preserves the peak of Lone Hill, preservation of a number of trees along the northern property line, and added architectural features on the homes themselves. As a safeguard to prevent any further encroachment into the setback area, conditions are being imposed that the restriction will be included in the CC&R’s so that the homeowners will know they cannot add or expand any portion of the house into the front yard setback. Staff is recommending approval of Modification of Development Standard 11-01.

Commissioner Rahi asked if the garage was being added by the new owner or if it was part of the original approval. He also asked if there was anything that would prohibit the other lots from building into this area.

Associate Planner Espinoza stated this was part of the original approval, but when Staff was reviewing the case file, it could not be determined how the approval was arrived at for the change in the setback, so it was felt it would be best to bring it forward for approval by the Commission. He added that a new condition can be added that would prohibit the other lots from building into the front yard setback.

Commissioner Ensberg stated while he did not like gated communities, that was not the issue on the agenda. He felt the change in the setback was insignificant and he was in support.

Chairman Schoonover stated that if you look at the house location map, on some of the lots it appears there will only be about a one-foot difference, while some of the others will use the full five feet.

Associate Planner Espinoza stated that is correct, but instead of being specific about each individual lot, they did a blanket condition to allow the change but limiting it to not less than a 15-foot setback. The pads and location are the same as on the original approval.

Chairman Schoonover opened the meeting for public comments. There being none, the public comments section was closed.

RESOLUTION PC-1450

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING MODIFICATION OF DEVELOPMENT STANDARD 11-01, A REQUEST TO REDUCE THE REQUIRED 20-FOOT FRONT YARD SETBACK TO 15 FEET ON SEVEN OF THE 18 RESIDENTIAL LOTS WITHIN "THE ESTATES AT LONE HILL" (TTM 60865)

MOTION: Moved by Ensberg, seconded by Bratt to adopt Resolution PC-1450 approving Modification of Development Standard 11-01, with the addition of a condition that the reduction not apply to any lot other than those identified in the staff report. Motion carried 4-0-1 (Davis absent).

ORAL COMMUNICATION

7. Director of Development Services

Director Coleman stated last week the City Council adopted an Urgency Ordinance in regards to window signs and explained the chart outlining the interim regulations.

Commissioner Bratt felt the Planning Commission's recommendations had not been considered in regards to changes to the sign ordinance and requested a copy of what was approved.

8. Members of the Audience

No communications were made.

9. Planning Commission

Commissioner Rahi asked about the current status of the Redevelopment Agency, and Director Coleman updated them on the status of the stay by the court.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Bratt to adjourn. Motion carried 4-0-1 (Davis absent). The meeting adjourned at 8:37 p.m. to the regular Planning Commission meeting scheduled for September 7, 2011, at 7:00 p.m.

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved: September 21, 2011