

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, November 16, 2011 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Jim Schoonover
Commissioner David Bratt
Commissioner John Davis
Commissioner Stephen Ensberg
Commissioner M. Yunus Rahi

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: October 5, 2011 (Davis absent)

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

COMMISSION BUSINESS

2. **LEGISLATIVE UPDATE** - An overview of the 2011 Legislative Session Highlighting Planning Related Bills signed by the Governor.

Staff report presented by *Director of Development Services Dan Coleman* who stated the Legislature considered over 2700 bills this session, of which 870 went to the Governor's desk for signature. He referenced the summary of the 184 planning related bills, some of which are quite sweeping in scope and not applicable to development in San Dimas. He stated he would highlight about half a dozen bills that do relate to San Dimas.

The first bill is AB341 which mandates commercial recycling. He stated Staff had already started working on an ordinance to address this as the Green Building Code speaks to this as well. AB341 requires that as of July 1st if any industrial, commercial, office or multi-family development exceeding five units generates more than four cubic yards of trash a week, they must now provide collection of recyclables. Waste Management Company was one of the primary sponsors of the bill, and Ken Duran has been speaking with them about how to implement this legislation. He stated there will be all kinds of implications for Planning because

this will impact site plans, the amount of trash enclosures required, circulation, etc. The bill also increased the State's goal for recycling to 75% of the waste stream by 2020.

He stated the second bill is AB654 which makes some procedural changes to new Mills Act contracts. This bill mandates that prior to entering into a contract, the City will have to conduct an interior and exterior inspection of the property, and re-inspect every five years. There are currently six existing contracts in the City, and this would only apply to new contracts.

Two of the largest bills are ABX126 and ABX127 which abolishes Redevelopment Agencies in California, or if you choose to keep your agency, paying a fee to the State to do so. Oral arguments on these bills were heard last week by the State Supreme Court and lasted about 90 minutes. One of the concerns that came out of the question session was what would happen if the Court upheld one of the bills but not the other.

SB226 grants a solar exemption in CEQA for any solar energy system and equipment installed on the roof of an existing building or parking lot that meets certain requirements. Currently solar installations in California are exempted from discretionary review, they just have to get a building permit and comply with building code requirements.

Director Coleman stated that SB244 stated the next time the Housing Element of the General Plan is updated, which should be in 2014 for San Dimas, it has to address island, fringe or legacy unincorporated communities. He passed around a hand-out that showed San Dimas' Sphere of Influence. These are unincorporated areas that if they were going to be annexed, it would be logical to be annexed into San Dimas.

Commissioner Rahi asked if the bill declaring March 2011 as Parks Make Life Better month was passed. He also asked about AB560, Safe Route to School, and if the purpose was to make it a public process.

Director Coleman stated SCR14 was not signed by the Governor and was referred back to committee. The Safe Route to School issue is handled by Public Works, so he was not aware of all of the implications, but that most cities already incorporate a public process when identifying routes.

ORAL COMMUNICATION

3. Director of Development Services

Director Coleman stated the meeting on December 7, 2011 would be a joint meeting with the Equestrian and Parks and Recreation Commissions to discuss trail issues in the northern foothills.

Commissioner Davis asked if this was just a briefing meeting or would any action be taken.

Director Coleman stated they would be asking for decisions to be made. Staff has been working with the City Engineer, the Parks Department, and Los Angeles County about various options, mostly in the area of Shay Hill.

4. Members of the Audience

No communications were made.

5. Planning Commission

In response to Chairman Schoonover, *Director Coleman* stated the pylon sign at San Dimas Station North was in the process of being removed and the one at San Dimas Station South was being repaired.

In response to Commissioner Rahi, *Director Coleman* stated the Chase Bank at the Ralph's center held a soft opening, and expected to have their grand opening in early December. They don't have final occupancy yet as they still need to construct ADA access to the building. The remote ATM has not been submitted at this time to Staff for review. Staff is also working with the owner of the center for repair and re-striping of the parking lot pavement.

In response to Commissioner Bratt, *Director Coleman* stated Olive Garden and Panda Express are both in plan check. Olive Garden is trying to be open before Mother's Day, which is their busiest day of the year.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Bratt to adjourn. Motion carried unanimously, 5-0. The meeting adjourned at 7:23 p.m. to a joint meeting with the Parks and Recreation, Equestrian and Planning Commissions scheduled for December 7, 2011, at 7:00 p.m. in the City Council Chambers Conference Room in the City Hall.

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved: December 21, 2011