

# CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting  
Wednesday, January 18, 2012 at 7:00 p.m.  
245 East Bonita Avenue, Council Chambers

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## **Present**

Chairman Jim Schoonover  
Commissioner David Bratt  
Commissioner Stephen Ensberg  
Commissioner M. Yunus Rahi  
Director of Development Services Dan Coleman  
Planning Commission 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 7:00 p.m. and Commissioner Bratt led the flag salute.

## **CONSENT CALENDAR**

1. Approval of Minutes: December 21, 2011 (Bratt, Rahi absent)

**ACTION:** Minutes continued until second meeting in February due to lack of quorum present for approval.

## **COMMISSION BUSINESS**

2. **MAJOR DEVELOPMENT PROJECTS UPDATE** (Oral Report)

Staff report presented by *Director of Development Services Dan Coleman* who stated the Grove Station Phase One was close to final occupancy, which includes the four residential units owned by the City. The owners of Bonita Canyon Gateway recently met with L.A. County Fire to try and resolve major issues regarding fire access to the podium building in the Loma Bonita Residences. While not the solution the developer would prefer, he thinks there may have been a solution suggested that is amenable to all parties. The grading has started for Olive Garden, and Panda Express is in plan check. The Williams Homes tract of 18 homes on Lone Hill has started grading and construction of the walls. Also, the six new homes in the Crestwood tract, Dakota Meadows, are under construction at Baseline and Cataract.

3. **DRAFT 2012 REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY UPDATE** (Oral Report)

Staff report presented by *Director of Development Services Dan Coleman* who stated the Regional Transportation Plan (RTP) is a long-range plan that guides funding throughout the Southern California area. Federal and state regulations require SCAG, the RTP agency, to develop a plan to qualify our region's projects for federal and state funding. The available funding is \$477 billion in SCAG's region alone, so this plan is very, very important. State and Federal gas tax funds haven't increased in 20 years but the cost of projects has grown by 80%. The time period for the current plan is 2012-2035. He displayed a map of the SCAG area which is quite extensive. The Sustainable Communities Strategy (SCS) is a newly required element of the RTP that provides a plan for meeting emissions reduction targets set forth by the California Air Resources Board (ARB). AB32 required a reduction in greenhouse gas emissions from automobiles and light trucks through integrated transportation, land use, housing and environmental planning, and SB75 outlined how that was to be accomplished. Those two bills have been combined, and the ARB has issued a regional reduction target of 8% for planning year 2020, and a conditional target of 13% for 2035.

*Director Coleman* gave an overview of the SCS focus for identifying general location of uses within the region, along with identifying areas sufficient to house all economic segments of the population and a transportation network to service those needs. There will be two outreach workshops in each county and six public hearings on the plan. The public comment period closes on February 14, and the schedule is to adopt the Final PEIR in early April.

4. **REDEVELOPMENT UPDATE** (Oral Report)

Staff report presented by *Director of Development Services Dan Coleman* who stated as they may have heard the court ruled that AB1x26 was valid and redevelopment agencies were to be abolished in the state as of February 1, 2012, but they did not uphold AB1x27 allowing local agencies to pay funds to keep the agencies in force. The City has become the Successor Agency to oversee the dissolution of assets. By January 29<sup>th</sup> the City will have to decide if they want to assume the housing role without any RDA funding. There is a proposal to extend the deadline for dissolution until April 15<sup>th</sup> (AB659) but the Governor has said that he would not sign a bill to extend. He explained the process involving the Oversight Board, which is to review the Recognized Obligation Payment Schedule, and oversee the sale and distribution of assets owned by the Agency. These were trailer bills added to the budget at the last minute and no one actually had time to read them and consider the ramifications. There are many unknowns on how this process will work and it is expected there will be many lawsuits filed.

*Chairman Schoonover* asked who would be the typical person purchasing these properties.

*Director Coleman* stated one of the predicaments is that we are currently in one of the worst recessions experienced in this country and there will be a lot of properties offered for sale, so you are not necessarily going to get maximum profit. The implication to San Dimas in passage of this bill is the City will lose \$6.8 million in annual RDA tax increment, including \$1.2 million in housing set-aside funds. The Perez bill, AB664, would supposedly preserve any housing set-aside funds currently in the bank, but no one has seen the language. The City would be losing all assets and funding for administration costs. Currently over \$600 thousand in RDA funding is used to pay for portions of staffing costs, and that will be a hit to the budget.

**Commissioner Bratt** stated he read that AB126 set aside \$250 thousand that can continue to be used.

**Director Coleman** stated the Successor Agencies will receive that for staffing costs. The worst part of this legislation is the potential loss to the City of the Agency's loan debt repayment obligation, which is more than \$20 million. No one knows how that will be determined and if cannot be repaid, it will represent a significant financial loss to the City.

**Commissioner Bratt** stated without Redevelopment Agencies it will be difficult to meet the requirements of the Housing Element, but the Housing Element doesn't just go away.

**Director Coleman** stated one purpose of the Agency is to eliminate blight, but the way the Tax Increment Funding was established by State law it was required to be spent only on affordable housing. The City has used portions of that in the past for low-income grants and loans for home improvements, but most of it used to go towards funding projects to build new affordable units, which has now been eliminated. He stated he participated in a recent teleconference regarding the situation with agencies and when he asked if the requirements of the Housing Element would change now that the funding source has been eliminated, the person leading the discussion would not answer.

**Commissioner Ensberg** felt the City should come up with ideas of how to fund affordable housing and take it to the voters for a decision on how to address blight.

**Director Coleman** stated they may see ballot initiatives in the future asking to fund projects such as road improvements, libraries, fire stations, etc. Cities may have to use reserve funds more often to get these types of projects done. He stated there are no easy fixes and it will take longer to do things since the funding pool has shrunk. He felt the Council will be talking about this at the upcoming budget sessions.

## **ORAL COMMUNICATION**

### **5. Director of Development Services**

**Director Coleman** stated the City is in the process of trying to sell the four units they own at Grove Station as affordable units, and are taking applications now. So far they have not had anyone apply, but all the information is available on the City's website or questions can be directed to the Housing Department if they know of someone that might be interested.

### **6. Members of the Audience**

No communications were made.

### **7. Planning Commission**

No communications were made.

## **ADJOURNMENT**

**MOTION:** Moved by Ensberg, seconded by Bratt to adjourn. Motion carried 4-0-1 (Davis absent). The meeting adjourned at 7:27 p.m. to the regular Planning Commission meeting scheduled for February 1, 2012, at 7:00 p.m.

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Jim Schoonover, Chairman  
San Dimas Planning Commission

ATTEST:

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Jan Sutton  
Planning Commission Secretary

Approved: April 4, 2012