

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, May 2, 2012 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
Assistant City Manager of Comm. Dev. Larry Stevens
Director of Development Services Dan Coleman
Planning Secretary Jan Sutton

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: April 18, 2012 (Bratt absent)

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

COMMISSION BUSINESS

2. **UPDATE ON HOUSING ELEMENT AND RELATED PROGRAMS** (Oral Report)

Staff report presented by *Assistant City Manager of Community Development Larry Stevens* who stated the next Housing Element Update is due November 2014, so they anticipate hiring a consultant to prepare the update sometime this fall or early next year. Staff has been working with SCAG on the RHNA number, and for the 2014-2020 cycle San Dimas has been assigned 453 housing units. The City appealed this number, and it was rejected unanimously. This represents a predicted 5.3 percent annual growth rate, when historically the City has experienced a half percent annual growth rate for the past 14 years.

He stated many of the programs identified in the previous Housing Element have been impacted due to the demise of the Redevelopment Agency and the funding that was allocated for

assistance. Housing Code Enforcement and Abatement is an area that will be diminished by the lack of RDA funding, as well as a 30% cut in CDBG funding. This will continue to be handled through the normal Code Enforcement process as best as it can. Neighborhood Beautification is another program that cannot be accomplished because all funding for it was coming from the RDA.

Last year the City was able to process 66 Single-Family Rehabilitation loans, which is close to the target number. They also processed a couple of small loans using RDA funding. Due to the loss of funding, the target number for next year is 30 loans. Single-Family Owner-Occupied Substantial Rehabilitation loans were funded using Cal-Home funds, but that program expired in 2010. Unless that program is revived, they will be unable to provide loans.

Lead-Based Paint Assessment and Abatement was fully funded by CDBG funds. The goal was 15 grants, and most were done in conjunction with housing rehabs so they were able to exceed that goal, but that number will also go down in the coming year with the cut in funding.

Mobile Home Park Preservation and Affordability will continue to be done at the park owned by the City. That project is in the black as the money generated exceeds the bond payments. There are between 5-10 eligible people that they can continue to fund through the excess revenue from the park.

In regards to Preservation of Assisted Rental Housing, the City had committed \$2.5 million to do a substantial rehabilitation to the Villas San Dimas for the existing Section 8 Housing. They had discussions with the property owner to get the project started, but since there wasn't a contract in place, they cannot pay with Redevelopment funds unless AB1585 passes, which would allow the City to use Housing Funds, and then they could try to apply them to this program. The main advantage of this program was since this housing project provides low/very-low housing units, the City did not have to do additional re-zoning at 30 du/a for low-income housing. If they are not able to rehab this complex, they will have to try to find another parcel to re-zone to meet the current housing numbers.

Section 8 Rental Assistance doesn't involve any City funds; staff just coordinates with the County Housing Authority and will continue to do that for rental assistance.

The rezoning of parcels to accommodate higher density residential and mixed use has been partially accomplished with the Bonita Canyon Gateway project. Staff will be working on the rezoning of the other parcels identified in the current Housing Element at 30 du/a, and will probably do this through an overlay so that the existing uses can continue until such time as these parcels redevelop with housing projects. There have also been discussions about identifying a non-specific site that can be re-zoned at 16 du/a. Some of the possibilities include the L.A. Signal site on Eucla and the Flasher Barricade site, both of which are along the railroad tracks west of the packing house. There could be another location that would be better, and staff hoped to have something back by the end of summer so we can be in compliance with the goals and programs as best as we can. Staff will also be discussing with the Housing Element consultant whether we can do an overlay zone for a new multi-family zone which accommodates 30 du/a or not.

There is currently a Mixed-Use zone in the downtown which does not have a specific density requirement. The goal is to have the Downtown Specific Plan done by early next year, and it could be argued that this is already permitted. There is a potential project to add residential units on the second floor of the Johnstone Building, but it will depend on if AB1585 is passed and funding is available.

Assistant City Manager Stevens stated in regards to a Mixed-Use Sites Inventory, he felt this was not applicable now without having a redevelopment agency.

For Second Units, the City will continue to make them available to qualified parcels, but there has been relatively little interest on the part of the community to build this type of housing. There have only been one or two applications processed in the last couple of years.

Program 12, Facilitate Infill and Mixed-Use Development, was to assist the Grove Station project. The project submitted by the Olson Company has been approved and they are in plan check for the first 24 units. While the project is smaller than originally imagined, there might still be ten affordable units built, depending on the State's interpretation of funding due to the changes in the market and the project. The City is trying to sell the four units they own but are seeing very little interest because the bank has sold a couple of units that are very close to the City's subsidized price without the affordability restrictions. It makes it hard to be competitive in that case and they may have to come up with a different strategy for those units.

Regarding Inclusionary Housing, the City conducted a study but it was held up primarily due to a lawsuit with the City of Los Angeles, which they lost. There was an inclusionary component in the Bonita Gateway Plan, but they probably will not go forward with the requirement since there are no funds available. They may follow the State's requirement for density and try and encourage including affordability, but so far there is not a lot of interest in that.

Director of Development Services Dan Coleman stated they did give a density bonus on Bonita Gateway, but the developer still needed funding from the Agency to cover the affordability gap.

Assistant City Manager Stevens stated energy conservation was being done through the new Green Building Code, with encouragement from the City. In regards to reducing the cost of the development process, the City's fees are relatively low already and they will continue to monitor them. There are also certain fees that can be waived to promote affordability.

The Emergency Shelter re-zoning has been completed, and they will probably be bringing forward a code amendment to eliminate the Senior Housing standards as they seem burdensome and obsolete. Design Review is also monitored to not place any burdens on affordable housing.

Goals 21-23 were funded through CDBG money, which has been reduced. The SHARES program is part of the housing program but that also has been reduced with funding cuts. We are pretty aggressive on accessibility but mainly through application of the Building Code and ensuring that new improvements comply with ADA requirements.

Homeless Assistance was a fairly general goal to participate with the Council of Governments, and the City has done that with representation in our sector and participation in the homeless counts. There is not a large problem in San Dimas, and they continue to do referrals. In the next cycle we may do more to provide some type of residential opportunities for the homeless.

Commissioner Rahi asked how many homeless were identified in the last count.

Assistant City Manager Stevens stated approximately 3-4 were identified; however there is a certain regimen that is followed when conducting a count so you don't always go to the areas where they are actually located because it doesn't comply with the official counting method. There may actually be 10-20 within the City limits, and the Sheriff's Department keeps an eye on them. We try to refer them to places that can assist them, but some just don't want to be

referred. The closest areas with shelters are Pomona and Pasadena, and currently we don't have the resources do any more than that.

Commissioner Rahi asked if the Emergency Shelter Program was part of this.

Assistant City Manager Stevens stated that is part of a program funded by the County Board of Supervisors for emergency winter shelter, and done through faith-based groups, so that is different. The City has also donated to the food bank in the past. The only obligation on the City for emergency shelter was to provide zoning for it, which has been completed.

He stated Staff is intending to bring forward the rezoning in late summer/fall 2012, in order to be in the best possible position for preparation of the next Housing Element update. The most challenging aspect of the next update will be the rezoning because based on the RHNA number, they will need to identify another 6-8 acres that can be rezoned at 30 du/a. A lot of the programs identified in the Housing Element will no longer be possible due to the lack of funding.

Commissioner Davis asked if the Bonita/Cataract property was part of the proposed Downtown Specific Plan because he felt it seemed like a good location for a mixed-use residential project.

Assistant City Manager Stevens stated it will be, but that area is not currently designated for housing. The City Council has always been opposed to zoning it for residential, but it is also a parcel that is an asset of the Redevelopment Agency which will have to be disposed of. He felt the Council's feeling has been that mixed-use would be too residential in nature, and they have wanted to see more commercial development there.

ORAL COMMUNICATION

3. Director of Development Services

No communications were made.

4. Members of the Audience

Viviana Rodriquez, student in the Master's Program for Landscape Architecture at Cal Poly Pomona, stated she is looking for a project for her thesis that would be regional in nature, and was looking for input on the appropriate person to contact at the City.

5. Planning Commission

Assistant City Manager Stevens stated the amendment to the Sign Code will be coming to the Commission at the May 16th meeting, and that he was going to try to have the packet out early next week to give them adequate time to review the material. The amendments are based on information gathered at the forum, as well as Staff recommendations. He was not adding any significant issues at this time other than those that have already been identified, though there may be a few minor ones. He said it may take more than one meeting to fully analyze the amendments and consider what recommendation the Commission would like to make to the City Council.

Commissioner Bratt commented that the Farmer's Market was using a person with a hand-held sign to advertise the event, which he believed was a violation of the current code.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Bratt to adjourn. Motion carried unanimously, 5-0. The meeting adjourned at 7:54 p.m. to the regular Planning Commission meeting scheduled for May 16, 2012, at 7:00 p.m.

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved: June 7, 2012