

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, September 19, 2012 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Jim Schoonover
Commissioner David Bratt
Commissioner John Davis
Commissioner M. Yunus Rahi
Associate Planner Marco Espinoza
Planning Secretary Jan Sutton

Absent

Commissioner Stephen Ensberg

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: July 17, 2012 (Davis absent)
 August 16, 2012

Motion: Moved by Bratt, seconded by Rahi to approve the minutes of July 17, 2012. Motion carried 3-0-1-1 (Ensberg absent, Davis abstain).

Motion: Moved by Bratt seconded by Rahi to approve the minutes of August 16, 2012. Motion carried 4-0-1 (Ensberg absent).

COMMISSION BUSINESS

2. **REORGANIZATION OF OFFICERS** – Annual election for the positions of Chair and Vice-Chair per San Dimas Municipal Code Section 2.40.030.

Commissioner Davis nominated Jim Schoonover for Chair and David Bratt for Vice-Chair. The nomination was seconded by Commissioner Rahi. No further nominations were submitted. The nomination carried 4-0-1 (Ensberg absent).

3. **CONSIDERATION OF DPRB CASE NO. 12-17** – A request to construct nine (9) two-story single-family residences within the Estate Area of Specific Plan No. 5, Bel Vintage. (APNs 8448-031-022, -023, -024, -025, -029, -034, -039, -040, and -063)

Staff report presented by *Associate Planner Marco Espinoza*, who stated this project was presented to the DPRB on August 23, 2012 for review of the design and aesthetics of the homes. There will be nine new homes consisting of five different architectural styles, and each home will have its own color scheme to appear more custom.

He stated there were several concerns brought up at the meeting regarding hours of construction, parking on the street during construction, the loss of view by neighboring homes and drainage from the lots. While City code allows construction to begin at 7:00 a.m., surrounding homeowners would like them to start at 8:00 a.m. He stated that would be up to the HOA Board to regulate. It would also be up to the HOA to regulate parking on Calle Canela during construction as it is a private street.

In regards to concerns about loss of view, there is no City ordinance or recorded view easement that restricts blocking views with the new homes; however, the developer took that into consideration and worked with the Board on siting the homes to limit blocking the view as much as possible. The houses were also designed to take advantage of the downward sloping lots to minimize the height from the street. Most of the lots will drain into an existing v-ditch, so there should be no issues with water flow.

The Bel Vintage estate area was designed with 20 custom home lots; these are the last nine to be developed. The proposal meets the guidelines of the Specific Plan for square footage and garage requirements, as well as density. The lots were previously rough graded so there will only be minimal grading required. Both of the floor plans are under the 35-foot maximum height requirement, and meet the setbacks between the buildings and on the side yards. The front yard setbacks are set by the approving body, and vary between 10-20 feet from the public right-of-way depending on the topography.

In response to comments made at the meeting, the applicant is willing to work with Staff on using more contour grading on the lots, and providing rear yard landscaping. They will also be defining the natural boundary areas with fencing. There have been two modifications from the original proposal; on Lot 24 the applicant has moved the house to be 13'6" from Calle Canela to reduce the size of a rear retaining wall and improve the neighbors' view. The second modification is on Lot 35, where the applicant has flipped the front door to face the street instead of the interior of the lot. In order to allow a 26' backup space in the courtyard, Staff is requesting the southern wall be moved, which should create a better overall design.

Associate Planner Espinoza stated on Lot 43 the applicant is going to split a 10-foot tall retaining wall into two smaller walls at Staff's request, which will create a 10'5" setback from the street. Since the house is set down in a culvert, Staff is supportive of this change. In response to Commissioner Davis, he stated this lot at final grade will be seven feet below street level.

In response to *Commissioner Rahi*, Associate Planner Espinoza stated the HOA could be more restrictive than the 7:00 a.m. start time on when they would allow construction to begin. Street parking would be restricted by the City in part because that is fire access, but the HOA can also restrict where construction parking will be. He stated they could add a condition for the developer to address where parking will be.

In response to *Commissioner Bratt*, he stated that Los Angeles County Fire Department will coordinate with the homeowners on brush clearance for these lots. In response to Chairman

Schoonover, he stated relocating the house on Lot 24 will not change the drainage plan for that parcel. These are the last lots to be developed in this part of the subdivision, unless the communication towers were removed, which would provide two more residential lots.

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

Efrem Joelson, Watt Communities, Applicant, stated they have been working with the Association and have agreed on approximately 20 parameters for Construction, which include starting at 8:00 a.m., and that most of the parking will be on the lots themselves. If overflow parking is needed, Calle Canela can be used as it is wider than one lane and can accommodate two-way traffic.

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

Commissioner Davis felt the proposal was well thought out and has been thoroughly reviewed, and he was in support of it.

Commissioner Bratt stated it appeared there are already three houses on Calle Colorado.

Associate Planner Espinoza stated there are some homes constructed there already, and some of the lots will be left as open space, and they are developing three lots to complete the street.

RESOLUTION PC-1465

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING DPRB CASE NO. 12-17, A REQUEST TO CONSTRUCT NINE (9) TWO-STORY SINGLE-FAMILY RESIDENCES WITHIN THE ESTATE AREA OF SPECIFIC PLAN NO. 5, BEL VINTAGE (APN'S 8448-031-022, -023, -024, -025, -029, -034, -039, -040, AND -063)

MOTION: Moved by Davis, seconded by Bratt to adopt Resolution PC-1465 approving DPRB Case No. 12-17 with the amendments presented by Staff. Motion carried 4-0-1 (Ensberg absent).

ORAL COMMUNICATION

4. Assistant City Manager for Community Development

No communications were made.

5. Members of the Audience

No communications were made.

6. Planning Commission

Commissioner Davis asked about the hearing on the Sign Ordinance at City Council.

Commissioner Bratt stated the Council was complimentary to Staff and the Commission for all the work that was done and the only real issue was regarding electronic signs and the concern that all businesses would want to use them, and whether they would be allowed in the

downtown area. He stated he would hate to see the Council be so restrictive in their use that only the hospital will be able to utilize one.

Associate Planner Espinoza stated it was his understanding that they would not be allowed in the downtown, other than possibly the gas station using one for the price panel on the monument sign.

Commissioner Davis felt having an electronic monument sign at shopping centers would benefit the smaller tenants by allowing them some time on the sign, where they wouldn't have that ability under the current monument sign regulations.

ADJOURNMENT

MOTION: Moved by Bratt, seconded by Davis to adjourn. Motion carried, 4-0-1 (Ensberg absent). The meeting adjourned at 7:36 p.m. to the regular Planning Commission meeting scheduled for October 3, 2012, at 7:00 p.m.

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved: November 7, 2012