

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, December 5, 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 for Comm. Dev. Larry Stevens
Associate Planner Kristi Rojas
Planning Commission 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: November 7, 2012

MOTION: Moved by Bratt, seconded by Davis to approve the Consent Calendar. Motion carried unanimously, 5-0.

PUBLIC HEARINGS

2. **CONSIDERATION OF PRECISE PLAN 12-01, DPRB CASE NO. 12-20, AND CONDITIONAL USE PERMIT 12-08** – A request to construct a new 4,000 square foot building for a bank to be located at 614 North Lone Hill Avenue at the Citrus Station. (APN: 8383-009-097)

Staff report presented by *Associate Planner Kristi Rojas* who stated this is a request to construct and operate a bank on a vacant pad site just north of The Olive Garden. The applications for Precise Plan and DPRB are for the construction of the building, and the application for Conditional Use Permit is for the operation of a banking use. The Precise Plan and DPRB cases will be sent to City Council for final approval, while the Commission gives final approval to the Conditional Use Permit. The design of the building is Early Californian and similar to the Costco building in architectural details. In response to an e-mail received regarding parking concerns, she stated the center has shared parking. When Costco was constructed they built the center with 263 more spaces than required by code. While parking is

shared center-wide, both Olive Garden and the bank can accommodate their required parking on their respective lots. The bank is required to have 20 spaces and is providing 25 spaces. In the Conditional Use Permit, Staff suggested the extended hours of 8:00 a.m. to 8:00 p.m. so that if the bank ever wished to amend their hours, they would not have to come back to the Commission to do so unless it was beyond that. Staff is recommending the Commission approve the attached resolutions for the project.

Commissioner Rahi stated he thought a traffic analysis should have been done for this project because it was more intense than what was reviewed in the original FEIR. He would have preferred to see a retail use go in this spot but was not opposed to the bank. He was concerned about the bank possibly extending their hours because the peak hours for the restaurant are between 7:00 – 8:00 p.m. and then there could be a conflict for parking.

Commissioner Ensberg asked if there have been any other proposals for developing this site with a different use, such as retail. He felt the applicant was a well-run business but it is not retail. He was glad that Staff had given them more hours to operate in if they wanted to as more banks are trying to be flexible to serve their customers' needs.

Associate Planner Rojas stated there haven't been any other proposals submitted and this is the first applicant interested in this location. She stated it is a conditionally allowed use in the zone, and added that the pad south of Panda Express is going to be developed as a retail building by the same applicant.

Commissioner Bratt stated he has driven by this site many times and has never seen more than eight spaces open in that lot and was concerned that customers would not be able to find a space near the bank.

In response to the Commission, **Associate Planner Rojas** stated customers are able to use any space within the shopping center, and that the ATMs do not count towards the hours of operation for the bank. Their design is reviewed by DPRB for lighting impacts, but we do not limit their hours.

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

David Powell, Pacific Development Group, Newport Beach, Applicant, stated they are purchasing this parcel along with the one to the south of Panda Express, which they will be submitting an application for by early next week. They have a finite time in which to construct and turn over the building to Bank of the West per the terms of their lease. He stated the comments regarding parking were well founded but there is a shared parking agreement for the entire center which has more than 250 excess spaces. Bank of the West is not concerned about the parking and is excited to be in the center located next to Olive Garden.

Commissioner Davis asked if this was branch was new or relocating from another site.

David Powell, Applicant, stated it is a new branch.

Commissioner Rahi asked about the pad to the south being retail.

Bob Lewis, Pacific Development Group, stated they are proposing an 8,400 sq. ft. building with four to five tenants, consisting of a mix of service businesses, retail and restaurant uses.

Commissioner Bratt asked how many ATMS are planned and their locations.

Associate Planner Rojas stated there will be two ATMS on the front elevation facing south.

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

Chairman Schoonover stated he shares the concerns expressed about the parking but felt it was a good project and they want to have successful businesses coming to San Dimas.

Commissioner Rahi asked if spaces could be marked for use by ATM customers only.

Associate Planner Rojas stated that was brought up at the DPRB meeting but the bank preferred not to do that.

Commissioner Davis felt it should be up to the bank to decide how to run their business.

Commissioner Ensberg concurred and stated if there is a parking problem the bank can't deal with, the market will work itself out.

Assistant City Manager Larry Stevens stated the City's view has been when there is shared parking in a shopping center they have discouraged trying to mark spaces for individual tenants' use. Usually the request to mark spaces is in response to a perceived problem and not an actual problem, and that it was better to let people decide where they want to park.

RESOLUTION PC-1466

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF PRECISE PLAN REVIEW 12-01 AND DEVELOPMENT PLAN REVIEW BOARD CASE NO. 12-20, A REQUEST TO CONSTRUCT A 4,000 SQUARE FOOT BANK (BANK OF THE WEST) WITHIN THE CITRUS STATION (APN: 8383-009-097)

RESOLUTION PC-1467

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 12-08, A REQUEST TO ALLOW A FINANCIAL INSTITUTION WITHIN THE SPECIFIC PLAN 24 ZONE AREA 1, LOCATED WITHIN THE CITRUS STATION SHOPPING CENTER (APN: 8383-009-097)

MOTION: Moved by Davis, seconded by Bratt to adopt Resolution PC-1466 recommending the City Council approve Precise Plan 12-01 and Development Plan Review Board Case No. 12-20, and Resolution PC-1467 approving Conditional Use Permit 12-08. Motion carried unanimously, 5-0.

ORAL COMMUNICATION

3. Assistant City Manager for Community Development

Assistant City Manager Stevens advised the Commission of the two upcoming public hearings for the next meeting for items required under the current Housing Element.

He stated the January 2013 Commission meetings have been moved to January 9 and 23, which will include items for the NJD project and amendments to the municipal code and a zone change for the affordable housing overlay zones for the two sites identified in the Housing Element. He stated the City has entered into a contract for the next Housing Element cycle with Karen Warner again, and the first public review will probably be in February. He advised the City Council will be having their retreat on December 10th at 5:00 p.m. if any of the Commissioners would like to attend.

4. **Members of the Audience**

No communications were made.

5. **Planning Commission**

Commissioner Davis stated he would be unable to attend the Commission meeting on January 23rd as he will be out of the country.

Chairman Schoonover stated he just heard on the news that Tesco was pulling out of the U.S. market and asked if there had been any word on what was going to happen to the Fresh and Easy Market.

Assistant City Manager Stevens stated there had been rumors that WalMart may pick up a number of their locations for their new Neighborhood Market concept stores, but did not know if that was true or not. At this time they have had no indication what will happen with the San Dimas location.

Commissioner Rahi stated he would be attending the full session of the Planning Commissioner's Academy in the Pasadena next year.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Davis to adjourn. Motion carried unanimously, 5-0. The meeting adjourned at 7:30 p.m. to the regular Planning Commission meeting scheduled for December 19, 2012, at 7:00 p.m.

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved: December 19, 2012