

# CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting  
Thursday, June 6, 2013, at 7:00 p.m.  
245 East Bonita Avenue, Council Chambers

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## **Present**

Vice-Chairman David Bratt  
Commissioner John Davis  
Commissioner Stephen Ensberg  
Assistant City Manager for Comm. Dev. Larry Stevens  
Associate Planner Luis Torrico  
Associate Planner Jennifer Williams  
Planning Secretary Jan Sutton

## **Absent**

Chairman Jim Schoonover  
Commissioner M. Yunus Rahi

## **CALL TO ORDER AND FLAG SALUTE**

Vice-Chairman Bratt called the regular meeting of the Planning Commission to order at 7:00 p.m. and Commissioner Davis led the flag salute.

## **PUBLIC HEARINGS**

1. **CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 12-02** - A request to amend Specific Plan No. 20, Areas 2 and 3, to allow for expanded uses not currently allowed, located at 802-888 W. Arrow Highway, San Dimas Marketplace/Target Center. (APN: 8383-024-027, -028, -029, -030, -031, -035, -036, -037)

Staff report presented by *Associate Planner Jennifer Williams* who stated this is a request from the property management company for San Dimas Marketplace, more commonly known as the Target center, to expand the allowed uses to include professional business offices and service businesses, gyms, recreational/entertainment uses, second-hand stores and educational uses. Currently the center is comprised of only retail tenants. Staff reviewed the request to ensure compatibility with existing uses and achieving a balanced land use while providing flexibility, along with past practice at other retail centers in San Dimas. It was determined that education and instructional uses would not be appropriate for this center, but the other uses were deemed compatible. The recommendation is to limit the floor area to 20% and the number of stores for non-retail tenants as reflected in the report.

As part of the proposed amendment, the light industrial area designated as Area 3 will be eliminated since that area has been developed as retail. Staff is also recommending that the percentage allowed for service businesses be set by City Council policy so that it will not require a code amendment to address future trends in retail. The definition section has been expanded and clarified, and uses that may have more impact on the retail uses are recommended as conditionally permitted. She stated the applicant has indicated that there are three other uses he would like to propose and will be presenting those to the Commission.

Vice-Chairman Bratt opened the meeting for public hearing. Addressing the Commission was:

**Bill Brown, Kimco, 23 Mauchly, Suite 100, Irvine, Applicant**, stated he had read the report and the definitions and is in agreement with the conditions. However, he was wondering if a day spa use such as Massage Envy would be something that could be allowed. Also, the current code allows for auto dealerships but it is being moved to the prohibited category. Specialty cars such as Tesla are opening showrooms in retail centers without having the traditional dealership. He would like to see these added as allowed, but if they are not, the proposed changes are acceptable and will help them to keep customers on-site longer and increase their sales tax revenue.

**Commissioner Ensberg** asked if any of the existing tenants have commented on the proposed changes.

**Bill Brown, Applicant**, stated they have not had any input from this site. They have found at other locations they lease that the service businesses help to keep customers on-site longer and are complimentary to the retail uses.

**Commissioner Ensberg** asked about the current leases with Target and Trader Joe's, and if they were thinking of bringing a fitness business to the center. He also asked when this center was actually developed.

**Bill Brown, Applicant**, believed Target's initial ground lease was for 25 years, with six five-year renewals after that. He stated Target is very happy with this location and does not intend to move. Trader Joe's would actually like to double their size and they have been working with them on getting them a larger location there. As to having a fitness center, most of them need approximately 30,000 square feet of space, and that is the maximum they are allowed to have under the new guidelines for non-retail business, so they are not looking at going with that type of business.

**Assistant City Manager Larry Stevens** stated the code section for this area was written in 1986 and the thought at that time is that it would be an auto center, but the auto center developed in Glendora instead. When Target came into the picture in the early 1990s, they fit within the parameters of the code so the center was developed. Area 3 was created because that was a separate parcel occupied by a couple of houses and industrial uses, and they weren't sure if that property could be acquired. It eventually was and incorporated into the retail center, so the need for Area 3 no longer exists. They have tried to construct the amendment to give the applicant some additional flexibility but still work within the constraints of the site and the existing parking, and believe they have achieved that balance.

**Assistant City Manager Stevens** stated in regards to the Applicant's question regarding a day spa, while a day spa use could possibly be added under the Professional Services category, a business such as Massage Envy might not qualify because it is his understanding that not much day spa activity occurs there. Massage is only allowed as an accessory use to another business, so if a business is all, or a majority of, massage, then it would not be allowed.

He stated they can clean up the text by including the day spa use, and using a more generic term for Jumping Jacks. He stated he thought it would be acceptable to add specialty auto showrooms because they are usually small tenant spaces and do not include repairs and parts sales, etc.

**Commissioner Davis** asked if the auto showroom would generate sales tax.

**Assistant City Manager Stevens** stated he did not think so because he believed the sales tax might be distributed based on the buyer's home address. He would also want to designate the showroom would be for new cars only.

**Stan Stringfellow, 2011 E. Financial Way, #203, Glendora**, stated the selling of luxury cars from storefronts is getting to be more common and he was in support of the suggestion to allow the use as a means to draw people to the area.

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

**Commissioner Davis** stated he was in favor of the amendment with the additional changes discussed tonight.

**Commissioner Ensberg** stated he felt the amendment was reasonable given the change in the retail environment.

**Vice-Chairman Bratt** asked what is the current vacancy rate.

**Bill Brown, Applicant**, stated they currently have three vacancies.

#### RESOLUTION PC-1484

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE  
TEXT AMENDMENT 12-02, AMENDING ALLOWABLE USES WITHIN  
AREA 2 AND DELETING AREA 3 WITHIN SPECIFIC PLAN NO. 20

**MOTION:** Moved by Ensberg, seconded by Davis to approve Resolution PC-1484 with the revisions presented at the hearing and giving Staff the authority to make minor changes in the language as long as the intent remains the same. Motion carried 3-0-2 (Rahi, Schoonover absent).

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Vice-Chairman Bratt recused himself for Item 2 as he lived within a 500 foot radius of the project site.

Commissioner Davis was selected to serve as Chairman.

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- 2. CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 13-03** – A Request to Modify Chapter 18.40 of the San Dimas Municipal code to increase the acreage in AHO-1 by an additional 1.33 acres; and Delete various References to the Non-Existing Senior Housing Chapter.

Staff report presented by **Assistant City Manager Larry Stevens**, who stated the item tonight was to make a minor modification to the Affordable Housing Overlay – Area 1 zone to

increase the acreage available for constructing high-density housing at 30 dwelling units per acre. Originally the City was going to participate in the substantial rehabilitation of Voorhis Village, but HCD denied their participation, so they are increasing the acreage at this site to meet the RHNA requirement. It was also discovered that when Chapter 18.151 for Senior Citizen Housing Standards was deleted, there were other code sections that referred to that Chapter, so this amendment will also delete those references to the now non-existent Chapter.

Chairman Davis opened the meeting for public hearing. There being no comments, the public hearing was closed.

#### RESOLUTION PC-1485

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 13-03, AMENDING THE HOUSING GOAL FOR AFFORDABLE HOUSING OVERLAY ZONE NO. 1 (AHO-1) AND DELETING VARIOUS OBSOLETE REFERENCES TO CHAPTER 18.151

**MOTION:** Moved by Ensberg, seconded by Davis to approve Resolution PC-1485 as presented. Motion carried 2-0-2-1 (Rahi, Schoonover absent; Bratt abstain).

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Vice-Chairman Bratt returned to the meeting.

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### **ORAL COMMUNICATION**

#### **3. Assistant City Manager for Community Development**

**Assistant City Manager Stevens** stated Avalon Bay closed escrow on the Bonita Canyon project. They intend to build in one phase and will be moving forward quickly to finalize plan check and start construction this summer. He stated Village Walk has pulled all permits and have several phases under construction. The Council approved using the former housing funds to acquire seven more units in the project for a total of 11. The terms of sale are going to be modified and then they will start to market them again. The proceeds will go to the City's Housing Authority instead of into the State redistribution system.

He stated at Citrus Station the bank building is under construction and the shops building is in plan check. Proposed tenants will be The Habit, Jersey Mike's, Yogurtland, Supercuts, and Sleep Number. The developer is no longer pursuing the Gladstone pad buildings.

**Assistant City Manager Stevens** stated a community meeting has been scheduled by Citi Venture to discuss a proposed housing project at 155 N. Eucla Avenue for medium-density, multi-family housing.

#### **4. Members of the Audience**

**Stan Stringfellow, 2011 E. Financial Way #203, Glendora**, stated he is representing NJD and on their behalf was expressing their objection to the code amendment recommended by the Commission at their last meeting which limits them to 45% pad coverage. While they appreciated the Commission's efforts, they feel it is the most restrictive coverage in the City.

**Assistant City Manager Stevens** stated the City Council will be conducting the public hearing for that item at next Tuesday's meeting. The ordinance prepared for their approval reflects the Commission's recommendation, which is the standard process.

#### **5. Planning Commission**

**Vice-Chairman Bratt** asked for the status of the proposed RV storage facility on Baseline Road and the mixed-use project on San Dimas Avenue at Commercial Street.

**Assistant City Manager Stevens** stated the DPRB has recommended general approval of the RV storage project, but there are still some site plan issues with the neighbors to the west. The applicant is trying to resolve those issues before the project comes before the Commission. The mixed-use project received approval from the City Council but they have not submitted any plans to the City yet for plan check.

#### **ADJOURNMENT**

**MOTION:** Moved by Ensberg, seconded by Davis to adjourn. Motion carried 3-0-2 (Rahi, Schoonover absent). The meeting adjourned at 7:52 p.m. to the regular Planning Commission meeting scheduled for Thursday, June 20, 2013, at 7:00 p.m.

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David Bratt, Vice-Chairman  
San Dimas Planning Commission

ATTEST:

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Jan Sutton  
Planning Secretary

Approved: July 18, 2013