

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Thursday, November 21, 2013 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
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, 2013 (Ensberg absent)

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

PUBLIC HEARING

2. **CONSIDERATION OF GENERAL PLAN AMENDMENT 13-02 2014-2021 HOUSING ELEMENT** – A Request to Completely Revise the City's Housing Element of the General Plan to address State mandated housing policy issues.

Staff report presented by *Assistant City Manager Larry Stevens* who stated the Draft Housing Element was presented to both the Planning Commission and City Council for comments, and went through the public review period for comments, as well as being submitted to State HCD. There were no public comments received, and HCD only had two minor changes. HCD was concerned that there was no provision for transitional housing in the Multi-Family Duplex (MFD) zone. Staff explained to them that there are only a few small pockets with that zoning and that it has been phased out for any new development, so a footnote is shown on Page 6 that states the City essentially has no MFD zoning. The second concern of HCD was that there wasn't a program for extremely-low housing projects, so in response the City is doing

away with all cross application processing fees for any project with extremely-low income housing in it. The City received confirmation that we had met all requirements and was authorized to move forward with the formal adoption process. A Negative Declaration has also been prepared to comply with CEQA requirements, which has been attached to the report.

He stated the review period through the State Clearinghouse will be completed prior to the City Council hearing, and that the programs are the same as presented at the prior meeting and that no changes or other options were suggested. Staff is recommending approval of Resolution PC-1495 which recommends the City Council adopt the 2014-2021 Housing Element.

Chairman Schoonover stated he is still concerned about the chart stating there will be 500 new mobile home units.

Assistant City Manager Stevens stated because that is based on census data it may need to remain, but they will put a footnote explaining the error.

Chairman Schoonover opened the meeting for public hearing. There being no response, the public hearing was closed.

Commissioner Rahi asked when this would become effective.

Assistant City Manager Stevens stated they have until February 2014 to adopt this but it will become effective upon adoption of the City Council resolution.

Commissioner Davis asked how this fits in with the rest of the General Plan.

Assistant City Manager Stevens stated while the General Plan needs updating there is no legal requirement to adopt an update within a specific timeframe other than the Housing Element. It is currently compliant with State law but he would like to update it whenever there is a budget for it, especially the Land Use Element. There will be some upcoming amendments to the General Plan with the Olsen and Citiventure projects, but they will be associated with the specific development applications.

Commissioner Bratt asked if both of those projects are moving forward.

Assistant City Manager Stevens stated the applications for both projects are incomplete. Most of the information they have is to facilitate a CEQA determination. Once we have that information, it will be determined if there needs to be any changes to the project in order to complete the application and begin processing. These will probably be coming forward to the Commission in the first quarter of next year.

RESOLUTION PC-1495

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SAN DIMAS RECOMMENDING APPROVAL OF GENERAL PLAN
AMENDMENT 13-02, ADOPTING THE 2014-2021 SAN DIMAS
HOUSING ELEMENT OF THE GENERAL PLAN

MOTION: Moved by Davis, seconded by Bratt to adopt Resolution PC-1495 recommending the City Council adopt the 2014-2021 Housing Element and the associated Negative Declaration. Motion carried unanimously, 5-0.

COMMISSION BUSINESS

3. Assistant City Manager for Community Development

Assistant City Manager Stevens stated there currently does not seem to be any items for the December 5th meeting, but they will have an item for the second meeting in December.

4. Members of the Audience

No communications were made.

5. Planning Commission

No communications were made.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Bratt to adjourn. Motion carried unanimously 5-0. The meeting adjourned at 7:14 p.m. to the regular Planning Commission meeting scheduled for Thursday, December 5, 2013, at 7:00 p.m.

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved: December 19, 2013