

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Thursday, March 6, 2014 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
Senior 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: February 20, 2014

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

PUBLIC HEARING

2. **CONSIDERATION OF THE FOLLOWING APPLICATIONS:**

- **Conditional Use Permit 12-05** – A request for development of an enclosed RV Storage Facility, located at 638 E. Baseline Road, at the southwest corner of Baseline Road and San Dimas Canyon Road (APN: 8661-016-004, 030, 031 & 032).
- **Modification to Development Standards 12-01** – A request to increase the allowable lot coverage from 35% to approximately 50%, a request to reduce the parking requirements from 30 spaces to 13 spaces based on a performed parking study of a similar facility, and a request to reduce the west side yard setback from 12 feet to 3 feet for an enclosed RV Storage Facility, located at 638 E. Baseline

Road, at the southwest corner of Baseline Road and San Dimas Canyon Road (APN: 8661-016-004, 030, 031 & 032).

- **DPRB Case No. 12-07** – A request to construct a 94,949 sq. ft. enclosed RV Storage Facility consisting of eight structures on a 4.39 acre site, located at 638 E. Baseline Road, at the southwest corner of Baseline Road and San Dimas Canyon Road (APN: 8661-016-004, 030, 031 & 032).

Associated Cases:

- **Lot Line Adjustment 14-01** – A request to move the existing west property line 12 feet to the east, located at 638 E. Baseline Road, at the southwest corner of Baseline Road and San Dimas Canyon Road (APN: 8661-016-004, 030, 031 & 032). (Staff Level Approval with City Council Consent)
- **Lot Merger 12-01** – A request to combine the four lots that encompass the project into one lot, located at 638 E. Baseline Road, at the southwest corner of Baseline Road and San Dimas Canyon Road (APN: 8661-016-004, 030, 031 & 032). (Staff Level Approval)

(CONTINUED FROM FEBRUARY 20, 2014)

Staff report presented by *Senior Planner Marco Espinoza* who stated this was continued from the previous meeting to bring back resolutions of approval for the applications based on direction from the Commission.

Commissioner Davis stated Condition No. 25 in Resolution PC-1501 requires a right-turn only sign at the exit driveway, but at the previous meeting it was discussed there might be a way to design the driveway to reinforce that action. He asked if that was part of the condition.

Senior Planner Espinoza stated it did not appear to be specifically called out in Resolution PC-1501 or PC-1503, but language could be added to require a re-design if that was the direction.

Commissioner Bratt stated he doesn't object to the current condition but would like the idea to be considered by the Traffic Safety Committee as mentioned at the last meeting. He asked where the secondary gate was to be located.

Chairman Schoonover asked if this item would be going to back to DPRB for another review.

Senior Planner Espinoza stated he did not believe the item was going back to DPRB as the Board has seen the final design. He confirmed that the secondary gate was located on the western portion of the property near the residences on Baseline Road.

Chairman Schoonover opened the continued public hearing. Addressing the Commission were:

Ariel Valli, 12 Journey #270, Aliso Viejo, Architect, thanked them for their support and stated he would be happy to answer any questions they may have.

Cindy Hogan, 516 Cheyenne Drive, stated she did not think there would be enough traffic wanting to head west on Baseline to warrant having a restricted exit driveway. She stated Baseline is currently a commercial road and felt users of the RV storage facility would be respectful. She was still concerned that if someone heading west on Baseline wanted to go back, they would turn on Arapaho to Cheyenne, and there is no traffic control sign at the intersection to show who has the right-of-way.

Commissioner Bratt concurred that he did not think there would be an issue with westbound traffic, but many of the homeowners at the previous meeting expressed that concern.

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

Commissioner Bratt asked if the concern about the intersection of Arapaho and Cheyenne can go to the Traffic Safety Committee.

Senior Planner Espinoza stated he will refer it to Director Patel.

RESOLUTION PC-1501

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 12-05 FOR THE DEVELOPMENT AND OPERATION OF A 94,949 SQ. FT. ENCLOSED RV STORAGE FACILITY AT 638 E. BASELINE ROAD (APN: 8661-016-004, 030, 031 & 032)

RESOLUTION PC-1502

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING MODIFICATION OF DEVELOPMENT STANDARDS CASE NO. 12-01, A REQUEST TO INCREASE THE ALLOWABLE LOT COVERAGE, REDUCE THE PARKING REQUIREMENTS AND SIDE YARD SETBACK AT 638 E. BASELINE ROAD (APN: 8661-016-004, 030, 031 & 032)

RESOLUTION PC-1503

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NO. 12-07, A REQUEST TO CONSTRUCT A 94,949 SQ. FT. ENCLOSED RV STORAGE FACILITY AT 638 E BASELINE ROAD (APN: 8661-016-004, 030, 031 & 032)

MOTION: Moved by Rahi, seconded by Davis to approve Conditional Use Permit 12-05, Modification of Development Standards 12-01, and DPRB Case No. 12-07 by adopting Resolutions PC-1501, PC-1502 and PC-1503, and approve the Mitigated Negative Declaration. Motion carried 4-0-1 (Ensberg absent).

ORAL COMMUNICATION

3. Assistant City Manager for Community Development

Senior Planner Marco Espinoza stated at the next meeting there will be an application to expand alcohol sales for Sushi Show in the San Dimas Plaza, and possibly two other items for the first meeting in April.

4. Members of the Audience

No communications were made.

5. Planning Commission

Commissioner Davis stated he would be out of town for the first meeting in April.

Commissioner Bratt inquired about the shopping center that was installing multiple monument signs. He also asked where they are with the two housing projects discussed two meetings ago.

Senior Planner Espinoza stated San Dimas Station North and South were moving forward with installing the additional monument signs they are allowed under their Master Sign Program. He stated in regards to the two projects, the Olson project at 299 E. Foothill Blvd. needs to submit some additional environmental information, and then they will start the process with the Environmental/Subdivision Committee. City Ventures held a meeting regarding the proposed project at 155 N. Eucla with the adjacent residential neighbors who expressed concerns over the three-story design, so they are reviewing their options.

ADJOURNMENT

MOTION: Moved by Bratt, seconded by Davis to adjourn. Motion carried 4-0-1 (Ensberg absent). The meeting adjourned at 7:26 p.m. to the regular Planning Commission meeting scheduled for Thursday, March 20, 2014, at 7:00 p.m.

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved: March 20, 2014