

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Thursday, September 18, 2014 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
Senior Planner Marco Espinoza
Planning 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: August 21, 2014 (Ensberg absent)

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

PUBLIC HEARING

1. **ENVIRONMENTAL ASSESSMENT AND CONSIDERATION OF THE FOLLOWING APPLICATIONS FOR THE PROPERTY LOCATED AT 299 E. FOOTHILL BOULEVARD, APNS 8665-008-016 & -017 AND A PORTION OF 8665-007-900 & -905: (Continued from August 21, 2014)**

GENERAL PLAN AMENDMENT 13-01: A request to amend the General Plan Land Use Designation from "Open Space" to "Residential Low/Medium" to allow for a density level of 6.1 to 8 units per acre; and

MUNICIPAL CODE TEXT AMENDMENT 13-08: A request to create a new "Specific Plan No. 27" that would allow for the residential development; and

ZONE CHANGE 13-01: A request to change the zone of the site from Light Agricultural (A-L) and Open Space (OS) to Specific Plan No. 27; and

TENTATIVE TRACT MAP 72368 (TTM 13-01): A request to subdivide the subject site into 48 single-family residential lots with a number of common use lots to be maintained by the Homeowner's Association; and

DEVELOPMENT PLAN REVIEW BOARD CASE NO. 13-20 AND PRECISE PLAN NO. 13-03: A request to develop a gated community with 48 two-story, single-family detached residences. The homes will range in size from 1,620 sq. ft. to 1,953 sq. ft. on lots ranging in size from 2,560 sq. ft. to 2,816 sq. ft.; and

TREE REMOVAL NO. 13-27: A request to remove 53 of the 56 trees from the subject site; a tree replacement plan will be required and be incorporated into the landscape plan; and

MITIGATED NEGATIVE DECLARATION WITH MITIGATION MEASURES AND A DEVELOPMENT AGREEMENT WITH THE CITY: An Agreement to purchase approximately 18,000 sq. ft. of excess area of land within and adjacent to the City's Horsethief Canyon Park and to not allow for increases in Development fees and certain impact fees relating to the proposed development for a time period of ten (10) years in order to allow for the construction of the project.

Senior Planner Marco Espinoza stated in the agenda package is a letter from the Applicant requesting this item be continued to the October 2, 2014 Planning Commission meeting. They have put together a new plan which was just submitted to Staff yesterday, which can be discussed at the next meeting.

Chairman Schoonover opened the public hearing for the purpose of continuing the item.

MOTION: Moved by Davis, seconded by Bratt to continue the public hearing to the October 2, 2014 Planning Commission meeting. Motion carried unanimously, 5-0.

ORAL COMMUNICATION

2. Community Development Department

Senior Planner Marco Espinoza stated they will have the last two pad buildings at the Costco site on the next agenda, along with a conditional use permit for Crunch Gym, and the continued public hearing on the Olson Project.

Commissioner Ensberg stated he was concerned with the amount of time spent by the developer and Staff, the DPRB and Planning Commission on the City Ventures project with recommendations of approval, even though it wasn't unanimous, to only have it denied unanimously by the City Council. He wanted to know how the process failed when all this time and effort went into reviewing this project and then have it not be consistent with the City Council's perception of it. He asked Staff if they had any recommendations on how to improve their performance as a Commission to not go through this again.

Senior Planner Espinoza stated the code calls out the process for reviewing a project and they can't bypass the order to get an opinion from the Council beforehand unless it is with a study session for just their general thoughts. This topic is going to be discussed at the next City Council meeting in regards to the process since it has been a long time since the City has had applications like the ones from City Ventures and Olson. The City Council wants to discuss how these should be reviewed when they are submitted. In the City Ventures case you also have to consider that the public was greatly opposed to the project.

Commissioner Davis asked if there will be a study session on September 30th to talk about in-fill projects.

Senior Planner Espinoza stated the Council will discuss at their meeting on Tuesday what the schedule might be for a joint meeting on the topic.

Commissioner Ensberg felt a joint meeting was needed because he was dismayed that after all the time and resources spent reviewing the project that the end product sent to the City Council was not what they wanted at all.

Chairman Schoonover stated the DPRB and Planning Commission were just recommending bodies to the City Council on that case, so they can always take what is presented and reject it.

Commissioner Ensberg stated it seemed to him that everyone along the way acted in good faith and the Council's vote signified the process was off the mark.

Senior Planner Espinoza stated each body has a different function. The DPRB was only reviewing the architecture and design, not the density or zone change which was reviewed by the Commission along with the DPRB recommendation. The City Council reviews all the elements of the application, and considers the public's input, and in this case the public was opposed to the project.

Commissioner Bratt stated their recommendation may not have been aligned with the Council's decision but he didn't feel there was a problem with the process or that any of the recommending bodies had it wrong; they just had a different opinion.

Commissioner Davis stated he felt the Mayor expressed it well in regards to the proposed density and the character of the Town Core. That was also discussed at the Planning Commission and it was not a unanimous approval in support of the project. He felt they need to understand when they look at these in-fill projects how it impacts the character of the City.

Senior Planner Espinoza stated in the Housing Element that site, along with a few others, were identified as having the potential for higher density development. The Housing Element was reviewed and adopted by both the Planning Commission and City Council, and no mention was made that any of those locations would be inappropriate. Staff took that as an indication that the Commission and Council were in favor of a higher density at those locations. But in this case it involved listening to the comments from the constituents.

3. Members of the Audience

Gil Gonzalez, 2193 Terrebonne Avenue, stated he spoke with the City Manager this morning and was told the Olson project was going to be discussed tonight and felt there should have been more notice that it would not be. He also felt when a project is being dual tracked in the building and planning process to hurry the process along it can cause problems. In regards to the City Ventures project he was surprised when the Mayor spoke first because he usually speaks last. In regards to the project on Foothill, he stated there is only one way out for the people who live on Terrebonne and that is down San Dimas Canyon Road and hopes that they will consider a secondary access through Horsethief Canyon Park to allow another way to leave his neighborhood during a disaster. He also felt we are not just building houses, we are building communities and that small lot developments were inappropriate places to raise a family.

4. Planning Commission

Commissioner Davis stated he may not be able to attend the October 2nd meeting and would advise Staff as soon as his schedule was confirmed.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Davis to adjourn. Motion carried unanimously, 5-0. The meeting adjourned at 7:19 p.m. to the regular Planning Commission meeting scheduled for Thursday, October 2, 2014, at 7:00 p.m.

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved: October 2, 2014