

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Thursday, November 20, 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
Assistant City Manager Comm. Dev. Larry Stevens
Senior Planner Marco Espinoza
Associate Planner Luis Torrico
City Attorney Mark Steres
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: October 16, 2014 (Davis absent)

Commissioner Rahi stated on Page 2 under the Motion to approve Resolution PC-1525, the vote count should be corrected to say 4-0-1 (Davis absent).

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

PUBLIC HEARING

2. **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 NOVEMBER 6, 2014):**

GENERAL PLAN AMENDMENT 13-01: A request to amend the General Plan Land Use Designation from "Open Space" to "Residential Low" to allow for a density level of 3.1 to 6 units per acre (Revised); and

MUNICIPAL CODE TEXT AMENDMENT 13-08: A request to create a new “Specific Plan No. 27” that would allow for a 36-unit single-family detached residential development (Revised); 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. The Open Space portion of land is excess City land within and adjacent to Horsethief Canyon Park; this land will be acquired by the applicant through a Development Agreement; and

TENTATIVE TRACT MAP 72368 (TTM 13-01): A request to subdivide the subject site into 36 single-family residential lots with ten (10) common use lots to be maintained by the Homeowner’s Association (Revised); and

DEVELOPMENT PLAN REVIEW BOARD CASE NO. 13-20 AND PRECISE PLAN NO. 13-03: A request to develop a non-gated community with 36 two-story, single-family detached residences on a 6.4 acre site. The homes will range in size from 2,175 sq. ft. to 2,475 sq. ft. on lots ranging in size from 3,264 sq. ft. to 6,040 sq. ft. (Revised); 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 20,000 sq. ft. of excess area of land within and adjacent to the City’s Horsethief Canyon Park and to not allow for increases in the 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.

Staff report presented by *Senior Planner Marco Espinoza*, who stated the resolutions presented tonight reflect the direction from the last meeting. One of the issues concerned the number of lots in the project; per Commission’s direction Lot No. 14 and one of the Plan 1 homes on Walnut were removed, with the possibility of two other lots being deleted. When Staff met with the Applicant to discuss that further, it was determined that with the removal of the two lots the remaining lots could be adequately adjusted to meet the setback standards, so Staff is not asking to reduce the number of lots any further. He pointed out that the resolution for the Tentative Tract Map does include the dedication of Walnut to the City as a public street.

Commissioner Ensberg asked if the City Attorney has reviewed the Development Agreement, and are they approving it tonight.

City Attorney Mark Steres stated the Development Agreement is in draft form and needs to be further updated.

Senior Planner Espinoza stated the Commission’s action would be to recommend approval to the City Council, and it would be in the final format before adoption by the Council.

Commissioner Bratt stated when reviewing the new site plan it seemed like there are several locations where they could have adjusted the setback so that the five foot setback would be adjacent to the ten foot setback on the neighboring lot, instead of having the five foot next to another five foot setback, and asked why the Applicant didn’t do that throughout the project.

John Reekston, Olson Company, stated they placed the five foot setback next to the garages so there would be a spot for trash can storage and it worked better functionally to have the garages near each other.

Commissioner Davis asked if there were any windows on the garage side of the houses.

John Reekstin, Olson Company, stated they were designed to have no windows along that side.

Commissioner Bratt asked if the pool area increased or decreased with the removal of the two lots.

Senior Planner Espinoza stated the pool area was about the same size, and that some of the other lots increased in size.

Chairman Schoonover asked about Condition Nos. 29, 32 and 33 on the Tentative Tract Map regarding the signalization of Walnut and Foothill; is this a fair share agreement for when a signal is installed, or will a signal be installed as part of the project. He also asked about Condition 31 for a sight distance study.

Assistant City Manager Larry Stevens stated the Applicant will make a fair share contribution as a condition of recording the Map. The City will calculate the amount of the contribution and it will be held until such time as the City makes it part of the Capital Improvement Budget. If the signal is not installed within five years of the Map, it would be considered an impact fee and returned. However, the intersection is already a Level of Service F and the City is considering installing a signal in its budget. He stated the sight distance study will be done with the project.

Commissioner Rahi asked if the Applicant is asking for the signal to be installed with the project.

Assistant City Manager Stevens stated if they would like it done sooner, the Applicant could pay more towards the installation, otherwise the City is only asking for a fair share contribution because that is the nexus for it.

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

John Reekstin, Olson Company, who stated he appreciates all the work that has gone into reviewing their project and that all the recommendations made over the past two years have only helped to improve their project. He hopes the Commission will adopt the resolutions of recommendation so they can move forward to the next step.

Commissioner Rahi asked if he felt the signal needed to be installed during the project's development. He felt it would be better to do so since the intersection was at LOS F.

John Reekstin, Olson Company, stated they did not think it was necessary and were happy to pay the fair share amount.

Assistant City Manager Stevens stated generally we try to keep intersections functioning at an LOS C. The main problem here is the peak p.m. hours because of the signal Caltrans installed at the transition from the 57 freeway north to the 210 east, which has caused a large number of motorists to get off the freeway to bypass that along Foothill Boulevard, the consequence being limited turning movement. Caltrans feels this is not their problem and they did not conduct an appropriate analysis or coordinate with the City when they went ahead to install the ramp signal.

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

Commissioner Davis stated he has voted against this proposal at every occasion beginning with the request to initiate the zone change. However, he felt the developer has done a good job with the plan and if he was supportive of residential at this location, he would approve it. He does not support dedicating the street to the City and felt they were putting the cart before the horse in not determining if this will be an entrance to Horsethief Canyon Park. If it is to be an entrance, he felt having houses facing Walnut was going to be a problem. So while he was generally in support of the proposal he will be voting against it because of the street dedication.

Commissioner Ensberg felt the Applicant has worked hard to involve the community and now they are in support of the proposal, and they have responded to the changes requested by the Commission. He is not happy about the street dedication but felt that was an issue for the future and did not think it should affect the approval of the project. He felt this was consistent with other development in the vicinity along Foothill Boulevard, and that the developer has a good reputation and is worthy of their support.

Commissioner Davis stated if the road is not going to be extended to the park then he felt they were wasting their money building a street the City will have to maintain. He felt the City should make that determination first, and if it is not going to be a connection, he felt it should be a private street maintained by the HOA.

Commissioner Bratt stated he concurs with Commissioner Ensberg and was pleased by the developer's efforts to meet the various requests from the Commission and Staff, and that they found a design that the surrounding residents are in support of. He thoughtt a decision regarding the street was a matter for the future but felt it would be short-sighted to not prepare it to be an extension to the park; otherwise he was in support of the project as presented tonight.

Commissioner Rahi stated he was in support of the project and concurred that they cannot make a decision on the dedication because there has been no study conducted and they do not have adequate information to base a decision on. He felt the developer was on the right track.

Chairman Schoonover acknowledged that there has been a long process to get them to where they are now. The developer originally started with 48 homes and has reduced the number to 36, but he still had a problem with the density. Throughout the City the standard maximum lot coverage is 35% and only six lots meet that figure. He felt the lots were too small and that lowering the development standards for this project is a mistake. He stated until the City Council makes a formal change to the single-family development standards they should comply with the current ones that have created a fine community. If they allow 3,300 square foot lots now, what will be next? He stated he would like to vote in support, but the density is still an issue for him and he cannot support it.

RESOLUTION PC-1526

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF GENERAL PLAN AMENDMENT 13-01, AMENDING THE LAND USE DESIGNATION MAP FROM OPEN SPACE TO RESIDENTIAL LOW (3.1 - 6) FOR THE PROPERTY LOCATED AT 299 EAST FOOTHILL BOULEVARD (APN'S: 8665-008-016 & -017 AND A PORTION OF 8665-007-900 & -905)

RESOLUTION PC-1527

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF MUNICIPAL CODE TEXT AMENDMENT 13-08 AMENDING CHAPTER 18 ZONING TO CREATE A NEW SPECIFIC PLAN NO. 27 FOR THE DEVELOPMENT OF A 36 SINGLE-FAMILY DETACHED RESIDENTIAL LOTS FOR THE PROPERTY AT 299 EAST FOOTHILL BOULEVARD (APN'S: 8665-008-016 & -017 AND A PORTION OF 8665-007-900 & 905)

RESOLUTION PC-1528

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONE CHANGE 13-01, A REQUEST TO CHANGE THE ZONING FROM LIGHT AGRICULTURAL (AL) AND OPEN SPACE (OS) TO SPECIFIC PLAN NO. 27 FOR THE PROPERTY LOCATED AT 299 EAST FOOTHILL BOULEVARD (APN'S: 8665-008-016 & -017 AND A PORTION OF 8665-007-900 & -905)

RESOLUTION PC-1529

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF TENTATIVE TRACT MAP 72368 (TTM 13-01), A REQUEST TO PROCESS A TENTATIVE TRACT MAP TO DEVELOP 36 SINGLE-FAMILY RESIDENTIAL LOTS AND TEN (10) HOA COMMON AREA LOTS LOCATED AT 299 EAST FOOTHILL BOULEVARD (APN'S: 8665-008-016 & -017 AND A PORTION OF 8665-007-900 & -905)

RESOLUTION PC-1530

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF DEVELOPMENT PLAN REVIEW BOARD CASE NUMBER 13-20, PRECISE PLAN NO. 13-03, AND TREE REMOVAL PERMIT 13-27, A REQUEST TO DEVELOP 36 TWO-STORY SINGLE-FAMILY DETACHED RESIDENCES ON A 6.4 ACRE LOT AND THE REMOVAL OF 53 TREES FROM THE SITE LOCATED AT 299 EAST FOOTHILL BOULEVARD (APN'S: 8665-008-016 & -017 AND A PORTION OF 8665-007-900 & -905)

RESOLUTION PC-1531

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A DEVELOPMENT AGREEMENT RELATING TO THE APPROVAL OF A RESIDENTIAL DEVELOPMENT FOR 36 SINGLE-FAMILY RESIDENTIAL LOTS WITHIN SPECIFIC PLAN NO 27

MOTION: Moved by Ensberg, seconded by Bratt to adopt Resolution Numbers PC-1526, PC-1527, PC-1528, PC-1529, PC-1530 and PC-1531 incorporating the findings and with the accompanying attachments recommending approval to the City Council. Motion carried 3-2 (Davis, Schoonover voted no.)

3. **CONSIDERATION OF CONDITIONAL USE PERMIT 14-07, A REQUEST TO ALLOW THE OPERATION OF A 2,400 SQUARE FOOT MARTIAL ARTS STUDIO AT 146 EAST BONITA AVENUE IN THE CREATIVE GROWTH ZONE, AREA 2 (CG-2) (APN: 8390-017-029)**

Staff report presented by *Associate Planner Luis Torrico* who stated this is a request from Red Dragon Karate for relocating their karate studio to the San Dimas Town Center in the CG-2 zone. The owner has been operating in Via Verde for approximately 20 years but would now like to be located in the center of town. If this approval is granted, they will be closing the other location. The Commission approved Classification of Use 14-02 on October 16, 2014 that would conditionally allow this use in this zone. The Applicant is proposing to operate Monday through Saturday from 9:00 a.m. to 9:00 p.m. They currently run their classes consecutively with no breaks in between and have not had any parking issues in their current location. Staff has included Condition No. 17 that if any issues arise in the future, the Applicant will implement a 15-minute break between classes.

The current location does not have a loading zone area and neither will this one, but since the classes are only 30 minutes long, the parents usually just park and wait so they do not have a lot of drop-off traffic, but Condition No. 18 addresses this if a problem occurs. Staff has also included Condition No. 19 to address any noise issues if complaints are received. He went over the parking requirements, and since the karate studio only requires one more space than a retail use, Staff does not anticipate any parking issues.

Commissioner Davis thought they were not analyzing parking in shopping centers any longer.

Associate Planner Torrico stated that was only in major shopping centers and this one does not meet the criteria to be a major center.

Commissioner Rahi asked if a parking study was done to allow the 10% reduction for the shared parking.

Associate Planner Torrico stated a study was done at the time of Conditional Use Permit 01-12 based on the existing uses in the center then, and at the time it was approved the allowance was a higher number.

Assistant City Manager Larry Stevens stated 10% was the maximum that could be approved if justified by a parking study, and this application meets that. The standard has been in the parking code since the mid-1990s.

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

Chris Casamassa, Applicant, thanked Staff for all their effort on this item and the Commission's consideration of their request, and that they were looking forward to being in the downtown.

Commissioner Davis asked if they were leaving the Via Verde center because of the owner.

Chris Casamassa, Applicant, stated yes, there have been problems with the owner and the lack of businesses in the center is impacting them now as they thrive on walk-by traffic. He stated he does not have any issues with the conditions Staff has presented. He stated he went to all the businesses within the center and they were all in support of them coming in.

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

RESOLUTION PC-1532

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 14-07, A REQUEST TO ALLOW THE OPERATION OF A MARTIAL ARTS STUDIO LOCATED AT 146 EAST BONITA AVENUE WITHIN CREATIVE GROWTH AREA 2 ZONE – FRONTIER VILLAGE (CG-2) (APN: 8389-017-029)

MOTION: Moved by Davis, seconded by Bratt to adopt Resolution PC-1532 approving Conditional Use Permit 14-07. Motion carried unanimously, 5-0.

ORAL COMMUNICATION

4. Community Development Department

Assistant City Manager Stevens stated it appears the December 4th meeting will be cancelled, and reminded them of the Joint Study Session with the City Council on Tuesday at 5:00 p.m. to discuss the pre-application proposals by Walbern and City Ventures. He stated the final pad buildings for the Costco center were approved by the City Council without any changes.

Commissioner Davis stated he will not be able to attend the Study Session due to a scheduling conflict.

Commissioner Bratt stated he will only be able to attend half the Study Session as he resides within the 500 foot radius of the Walbern project.

5. Members of the Audience

No communications were made.

6. 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 7:50 p.m. to the regular Planning Commission meeting scheduled for Thursday, December 4, 2014, at 7:00 p.m.

David Bratt, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved: May 7, 2015