

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Thursday, February 18, 2016 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman David Bratt
Commissioner John Davis
Commissioner Margie Green
Commissioner Tomas Molina
Commissioner Ted Ross
Planning Manager Fabiola Wong
Associate Planner Luis Torrico
Planning Secretary Jan Sutton

CALL TO ORDER AND FLAG SALUTE

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 CONDITIONAL USE PERMIT 15-04** – A request to install an Electric Vehicle Charging Station for up to five (5) vehicles located within the San Dimas Plaza parking lot located within Specific Plan No. 18, Area 1. (APN: 8383-010-031)
Associated Case: DPRB Case No. 15-25

Staff report presented by *Associate Planner Luis Torrico* who stated when this zone was amended in July 2015, one of the changes was to conditionally allow in Area 1 electric vehicle charging stations. The Applicant is currently proposing two chargers to service three vehicles, but would like the flexibility to expand up to five vehicles in the future. The DPRB reviewed the location of the chargers and found that they would not impact parking or circulation in the center. In regards to the design, they added a condition that no pricing or directional signage would be allowed as part of the approval. The chargers will be located just north of the Burger King in two different landscape planters, along with the payment kiosk, with minimal impact on the existing landscaping. One parking space will be removed to install a handicap ramp and loading zone. He described the dimensions of the equipment, and the surplus of parking for the center so even if they expand to the full five spaces, there will still be excess parking available.

He showed the Commission examples of how they will be stenciled but stated there won't be any bollards required because of the planters. The chargers are available 24/7, and as the kiosk only accepts credit cards the entire operation is self-serve and no attendant is required. These are quick charging and only take 20 minutes. The reason the DPRB stated there did not need to be any additional signage is that a smartphone app tells people where these are located and the current pricing. It will probably become more common to see these in shopping centers in the future, and they can help with bringing new customers in that will patronize the businesses while charging their vehicles. Staff is recommending approval.

Commissioner Ross asked if Staff knew when the referenced model was introduced into the sales channel.

Associate Planner Torrico stated he was not certain as this is a Level 3 and he thought there were now Level 4 stations on the market.

Commissioner Davis asked if these are allowed in the other shopping centers.

Associate Planner Torrico stated they currently are only allowed in this zone. Originally the Applicant was considering just doing a classification of use, but since the property manager was interested in adding more uses to the zone, this was included in that update.

Commissioner Davis stated then if the other centers wanted them, they would have to go through a classification process. He asked if it was common to have one charger for two vehicles, and if there was some type of etiquette associated with using them, such as not leaving your car sitting there for too long.

Associate Planner Torrico stated the older models you see in places like the Park and Ride, they take longer and people leave their cars there all day while they take transit elsewhere. These are quick chargers so they feel people will be in and out quickly. The operator doesn't have any problems at other locations at this point in time, but if any arise, they can work with Staff on what would be an appropriate way to handle it, such as setting a time limit.

Commissioner Ross asked if the operator can remotely cut-off the charge if someone leaves their vehicle plugged in for a long period of time. He asked if the Applicant expands up to five vehicles, would the chargers be in this same location in the parking lot.

Associate Planner Torrico stated once a vehicle is fully charged, the charging station shuts off on its own. He stated that if they wish to expand it would be Staff's intention that it be in the same location, and they could do so at the Staff level if they do not substantially change what the Commission has approved. It is possible that if they wish to be in a different location, it may trigger a review through the DPRB and Commission.

Commissioner Green asked if they put more in a different location then there would be more stations.

Associate Planner Torrico stated they are recommending the Applicant install all the conduit now to support the additional cabinets, which is why his understanding was if they add more chargers in the future, it would be in this location.

Commissioner Bratt asked if he knew why the chargers had to be so tall, and clarified that all payment would be by credit and not cash.

Associate Planner Torrico stated he did not know why they are the height that they are, and stated all payment would be by credit or subscription. No cash is allowed to minimize theft and vandalism.

Commissioner Molina asked if any additional lighting was needed for this area.

Associate Planner Torrico stated these did not require lighting on the units themselves as there is sufficient lighting in the parking lot.

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

RESOLUTION PC-1558

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 15-04, A REQUEST TO ALLOW THE INSTALLATION AND OPERATION OF AN ELECTRICAL VEHICLE CHARGING STATION FOR UP TO FIVE VEHICLES WITHIN THE SAN DIMAS PLAZA PARKING LOT LOCATED WITHIN SPECIFIC PLAN NO. 18, AREA I (APN: 8383-010-031)

MOTION: Moved by Davis, seconded by Green to adopt Resolution PC-1558 approving Conditional Use Permit 15-04. Motion carried unanimously, 5-0.

ORAL COMMUNICATION

2. Community Development Department

Planning Manager Fabiola Wong passed out flyers to the Commission listing the Charrette schedule for the Downtown Specific Plan being held the week of February 22nd.

Associate Planner Torrico stated the first meeting in March will be cancelled since a majority of the Commissioners will be at the Academy in San Ramon. At the second meeting in March the microbrewery code amendment will be coming back for consideration.

3. Members of the Audience

No communications were made.

4. Planning Commission

Commissioner Davis stated he will be out of town next week so will miss most of the Charrette activities.

ADJOURNMENT

MOTION: Moved by Davis, seconded by Green to adjourn. Motion carried unanimously, 5-0. The meeting adjourned at 7:18 p.m. to the regular Planning Commission meeting scheduled for Thursday, March 3, 2016, at 7:00 p.m.

David A. Bratt, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved: April 7, 2016