

**CITY OF SAN DIMAS  
DEVELOPMENT PLAN REVIEW BOARD  
MINUTES**

**April 26, 2007 at 8:30 A.M.  
245 EAST BONITA AVENUE  
COUNCIL CHAMBERS CONFERENCE ROOM**

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**PRESENT**

*Dan Coleman  
Scott Dilley  
Blaine Michaelis  
Krishna Patel  
Jim Schoonover*

**ABSENT**

*Curtis Morris (arrived at 9:25 a.m.)  
John Sorcinelli*

**CALL TO ORDER**

Commissioner Schoonover called the regular meeting of the Development Plan Review Board to order at 8:30 a.m. so as to conduct regular business in the Council Chambers Conference room.

**APPROVAL OF MINUTES**

**MOTION:** Blaine Michaelis moved, second by Scott Dilley, to approve minutes of April 12, 2007 with correction on page 5 of Public Works Director Patel comments from "8 inches" to "8-10" inches. Motion carried 5.0.0.

**HEARING ITEMS**

**DPRB Case No. 07-08**

Request approval of 18 new single family houses located at 309 North Lone Hill Avenue in SF-7500 Zone. (APN 8383-012-019)

Guy Williams, Environmental Control Systems, Inc, was present.

Planning Manager Hensley briefly reviewed preliminary review issues of project, adding that the design of the homes mitigated mass and bulk issues. In response to questions about the gate, he replied that after review by the city traffic engineer

the gate would be approximately 80' from the right of way. The entry median has been adjusted to improve circulation as well.

In response to Development Services Director Coleman, Planning Manager Hensley stated that the rear setback for Lot 8 was five feet at its closest point. Mr. Williams stated that he would see if the house could be moved for better drainage.

Development Services Director Coleman commented that the houses were well designed.

**Motion:** Dan Coleman moved, second by Scott Dilley to approve.

Motion carried 5.0.0.

**DPRB Case No. 07-21**

Request to construct a 168 sq. ft. 2<sup>nd</sup> story enclosed patio to a single family residence located at 2326 Calle Petula (APN: 8448-050-029) in Specific Plan 12, Area 4.

AJ & Karla Zimmerman, property owners, were not present.

Craig Steel, West Coast Custom Rooms, was present.

Associate Planner Espinoza stated that proposed enclosed patio is not compatible with the homes existing exterior finished materials and design; however, is consistent with the existing enclosed patios on the first floor. Historically the city has not approved second story enclosed patios.

In response to Development Services Director Coleman, Associate Planner Espinoza stated he had received homeowner's association approval and letters of support from adjacent neighbors. The roof material proposed on the patio enclosure is aluminum foam insulated roof.

Mr. Steel addressed the Board. He showed the Board material samples and stated that the material looked better than real wood and the view of the enclosed patio from Calle Adriana would be minimal. He added that this was an excellent opportunity for views from the Zimmerman's bedroom.

City Manager Michaelis stated that the desire for a view is understandable, though compatibility is an issue and that the addition needs to be consistent with the house.

Development Services Director Coleman stated that the architectural design of the enclosed patio differs from the existing house and looks like an add-on. Mr. Dilley added that the roof material of the enclosed patio and house were not compatible.

**Motion:** Blaine Michaelis moved, second by Krishna Patel to deny.

Motion carried 5.0.0.

**DPRB Case No. 07-22**

Request to classify a 4,464 sq. ft fitness gym as similar to uses allowed in the Light Manufacturing Zone. Site location 150 East Arrow Highway (APN: 8382-004-022, 021)

Lamont Reed, applicant, was present.

Todd Launchbaugh, property agent, was present.

Planning Manager Hensley reviewed previous use determinations, DPRB 92-98 and 95-9, which personal training and fitness facilities were determined to be permitted uses in M-1 zone. DPRB 92-98 was approved with a conditional use permit and 95-9 was found appropriate without a conditional use permit. He explained that request was closely related to karate and gymnastics uses. The building has adequate parking for personal training use. There are not many sites in San Dimas that would accommodate parking for this size facility. A negative for this building is that this use limits the amount of parking for the balance of the building.

In response to Public Works Director Patel, Mr. Launchbaugh replied that trash enclosure on the north side of the property will be demolished and they are keeping existing enclosure located elsewhere out of view on property. In regards to questions about ADA requirements, Mr. Launchbaugh stated that no changes are being made to existing parking lot except for a boat storage area on the south side of the property which will be removed and replaced by parking.

City Manager Michaelis commented that the parking requirements for this use in M-1 would probably control the size of the facility, but he still had some concerns about how use may effect to adjacent tenants.

Commissioner Schoonover wondered how city would know if the facility becomes a gym and if applicant leases the entire building. In response, Planning Manager Hensley stated that parking requirement controls size of the facility, but in theory the city would probably not know about change unless complaints were received.

Mr. Launchbaugh stated that peak operating hours are early morning and early evening. He added that the difference between personal training and karate and gymnastics is the number of people coming and going. A karate or gymnastics facility has more people per person, such as parents and/or friends of student/client. A gym has large classes compared to one on one personal training.

Development Services Director Coleman stated that a conditional use permit could be used to limit size of classes.

Mr. Reed addressed the Board. He explained how his facility works. He provides one on one and small group personal training. His focus is on quality and not quantity. A quiet exclusive facility. He stated that typically this type of training is more expensive than a gym membership. The size needed is due to the sport

specific functional training that he does. Peak hours are 5am-7am, 12-1pm and 5-7pm. He did not feel that he would negatively affect the neighboring tenants as his clients generally would arrive alone compared to a karate or gymnastics facility where clients are usually accompanied by parents and friends.

Development Services Director Coleman noted that the broader policy concerns with these types of users in M-1 is they bring in less tax revenue and employment opportunities. He stated that normally, a fitness center would be found in a commercial zone; however, they are attracted to industrial space because it is cheaper. He questioned whether a small city such as San Dimas could afford to use industrial space for commercial or institutional users.

**Motion:** Blaine Michaelis moved, second by Dan Coleman to approve personal training facility as a permitted use with up to and no greater than 4,500 sq. ft. in the M-1 Zone.

Motion carried 5.0.0.

### **ADJOURNMENT**

There being no further business the meeting was adjourned at 9:30 a.m. to the meeting of May 10, 2007 at 8:30 a.m.