

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, November 7, 2007 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
Planning Manager Craig Hensley
Associate Planner Marco Espinoza
Associate Planner Kristi Grabow

CALL TO ORDER

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 17, 2007
2. Approval of DPRB Case No. 07-41 – A request to construct a 4,121 sq. ft. single-family residence with an attached 1,404 square foot four-car garage and a 2,171 square foot open patio, located at 1025 Via Romales in Specific Plan No. 12, Area 1. (APN: 8448-056-011)

RESOLUTION PC-1365

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NO. 07-41, A REQUEST TO CONSTRUCT A 4,121 SQ. FT. SINGLE-FAMILY RESIDENCE WITH A 1,404 SQ. FT. GARAGE AND A 2,171 SQ. FT. OPEN PATIO, AT THE PROPERTY LOCATED AT 1025 VIA ROMALES, LOCATED IN SPECIFIC PLAN NUMBER 12, AREA 1 (APN: 8448-056-011)

MOTION: Moved by Bratt, seconded by Davis to approve the Consent Calendar. Motion carried unanimously, 5-0.

COMMISSION BUSINESS

3. **CONSIDERATION OF DPRB CASE NO 07-51 – CLASSIFICATION OF USE** – A request to classify “dance studio” as a conditionally permitted use in the Creative Growth, Area 1 (CG-1) Zone, located at 654 W. Arrow Highway. (APN: 8386-007-075)

Staff report presented by Associate Planner Marco Espinoza, who stated this item is to consider an Unclassified Use per Municipal Code Section 18.92, which allows the Commission to make a determination that an unlisted use is similar to existing uses. While there is a proposal from an interested applicant, the Commission should keep in mind that the standards they set will be applicable to the entire zone and not to just one location. He outlined the purpose of the CG-1 zone and stated many of the uses are retail based. In 1995 the Development Plan Review Board (DPRB) determined that a karate studio would be an appropriate use in the zone with a Conditional Use Permit. In 1997 the DPRB determined a fitness gym was similar to a karate studio, and again allowed the use with a Conditional Use Permit.

Staff feels the current request is similar to a karate studio or fitness gym; therefore, staff recommends approval of Resolution PC-1363 which would allow a dance studio in the CG-1 zone with a Conditional Use Permit.

Commissioner Davis stated that he is a student of Mr. Mendoza.

Planning Manager Craig Hensley stated unless he receives some type of financial benefit from the decision, there would not be a conflict of interest. Also, the Commission should keep in mind that while this may relate to a specific request, this is really a zoning issue to determine whether a dance studio use is appropriate for the zone.

Commissioner Bratt wanted to clarify that the only action being taken tonight was to determine if a dance studio is appropriate for the zoning.

Associate Planner Espinoza stated that is correct; and also whether the use should be permitted or conditionally permitted. If the Commission decides that it should be conditionally permitted, then another hearing will be held in the future to consider the specifics of the Conditional Use Permit.

Commissioner Ensberg asked why this use can't just be a permitted use.

Planning Manager Hensley stated the Code for Unclassified Uses requires a determination that the proposed use is similar to other uses in a zone. In this case, the approved similar uses are ones that require a Conditional Use Permit. While this current proposal being used as an example is a small use, the next application may be for a very large facility. Since this zone is commercial in nature, staff feels it is appropriate to be able to place conditions that do not interfere with commercial uses that might adjoin a dance studio.

Commissioner Ensberg asked if the process could be streamlined.

Planning Manager Hensley stated the current process is fairly streamlined. After the appeal period passes, then the hearing for the Conditional Use Permit would be brought back for the Commission's consideration at the earliest available meeting. The CUP process takes approximately six weeks to accommodate public noticing requirements. Because this use is

different than a retail use, the public hearing process allows surrounding retail tenants to express any concerns they may have.

Chairman Schoonover asked if a dance studio is different than a dance venue.

Planning Manager Hensley stated that it is.

Chairman Schoonover asked if a dance venue required a CUP.

Planning Manager Hensley stated yes. He added the Conditional Use Permit process is common for any use in a zone that may have impacts.

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

RESOLUTION PC-1363

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NO. 07-51, CLASSIFICATION OF USE, A REQUEST TO CONSIDER "DANCE STUDIO" AS A SIMILAR USE AS OTHER CONDITIONALLY PERMITTED USES WITHIN CREATIVE GROWTH, AREA 1 ZONE. SUBJECT PROPERTY LOCATED AT 654 WEST ARROW HIGHWAY (APN: 8386-007-075)

MOTION: Moved by Davis, seconded by Ensberg to approve Resolution PC-1363. Motion carried unanimously, 5-0.

4. **CONSIDERATION OF VACATION 07-01** – A request for determining conformity with the General Plan relative to the summary vacation of a portion of the public right-of-way on Eucla Avenue at West Arrow Highway. (APN: 8386-007-085)

Staff report presented by Planning Manager Craig Hensley, who stated this is a request to determine conformity with the General Plan for a property located on the corner of Eucla Avenue and Arrow Highway where the Holiday Inn Express is under construction. When Eucla Avenue was constructed back in the 1980's, it did not align with the designated public right-of-way by approximately two feet. When the parcel was sold to Mr. Porchia, part of the agreement with the Redevelopment Agency was that this portion of land would be vacated. Staff is recommending that the Commission find this action in conformance with the General Plan and adopt Resolution PC-1364.

Commissioner Bratt asked if any thought was given in keeping this portion and putting in a sidewalk.

Manager Hensley stated there is curb and sidewalk in this area already. This is an engineering process to line up the right-of-way.

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

RESOLUTION PC-1364

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS DETERMINING THE PROPOSED SUMMARY VACATION OF A PORTION OF THE PUBLIC RIGHT-OF-WAY ON EUCLA AVENUE AT WEST ARROW HIGHWAY CONFORMS WITH THE GENERAL PLAN

MOTION: Moved by Ensberg, seconded by Davis to approve Resolution PC-1364. Motion carried unanimously, 5-0.

ORAL COMMUNICATION

5. Planning Manager

Planning Manager Hensley stated the regular Commission meeting scheduled for November 21, 2007 will be canceled due to the holiday. He stated the Planning Department has a three-hour training video for Planning Commissioners available if anyone is interested in checking it out for review.

Planning Manager Hensley introduced Kristi Grabow, who started as a full-time Associate Planner this week.

6. Members of the Audience

No communications were made.

7. 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 7:30 p.m. to the regular Planning Commission meeting scheduled for November 21, 2007 at 7:00 p.m.

James Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: December 19, 2007