

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, December 19, 2007 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Jim Schoonover
Commissioner David Bratt
Commissioner John Davis
Commissioner M. Yunus Rahi
Planning Manager Craig Hensley
Associate Planner Marcos Espinoza

Absent

Commissioner Stephen Ensberg

CALL TO ORDER

Chairman Schoonover called the regular meeting of the Planning Commission to order at 7:01 p.m. and Commissioner Bratt led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes: November 7, 2007
2. Approval of DPRB Case No. 07-60 – A request to construct a 12,047 sq. ft. single-family residence located at 1551 Calle Cristina in Specific Plan No. 11, Area 1. (APN: 8448-038-053)

RESOLUTION PC-1367

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NO. 07-60, A REQUEST TO CONSTRUCT A 12,047 SQ. FT. SINGLE-FAMILY RESIDENCE LOCATED AT 1551 CALLE CRISTINA, LOCATED IN SPECIFIC PLAN NUMBER 11, AREA 1 (APN: 8448-038-053)

MOTION: Moved by Bratt, seconded by Davis to approve Consent Calendar Item No. 1. Motion carried 4-0-1 (Ensberg absent).

MOTION: Moved by Bratt, seconded by Rahi to approve Consent Calendar Item No. 2. Motion carried 3-0-1-1 (Ensberg absent, Davis abstain).

PUBLIC HEARINGS

3. **CONSIDERATION OF CONDITIONAL USE PERMIT 07-06** – A request to allow an 830 sq. ft. dance studio at 654 Arrow Highway, in the San Dimas Station Shopping Center – South. Creative Growth, Area 1 (CG-1) (APN: 8386-007-075)

Staff report presented by *Associate Planner Marco Espinoza*, who stated this studio's main focus was on individual private or small group lessons, with only one to two instructors. He outlined the proposed hours of operation and stated the conditions allow for additional hours to give the applicant flexibility in the future for scheduling lessons. He stated a condition was included to deal with noise and possible mitigation measures if any complaints are received. He clarified two of the conditions: Condition No. 11 should show the ending hour of operation as 11:00 p.m., and Condition No. 12 should say that there is to be a 15-minute break between group lessons. Staff felt the use was compatible with the center and surrounding businesses and was recommending approval of CUP 07-06 and Resolution PC-1366.

The Commission discussed possible impacts on parking associated with group lessons but concurred that they would not set a number of students that would qualify as a "group" unless a problem arose in the future.

Commissioner Rahi asked if there would be any special events held beyond the classes.

Associate Planner Espinoza stated Condition No. 13 addresses that possibility and that a Temporary Use Permit would be required for any such event.

Commissioner Bratt inquired about allowing the hours of operation to extend to 11:00 p.m. because it seemed excessive to him, and asked if there are any other shops in the area open until 11:00 p.m.

Planning Manager Craig Hensley stated some of the restaurants are open until 10:00 p.m. and Montana's is open even later. Currently there are no restrictions on the hours of operation for any of the other businesses.

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

Phillip Mendoza, applicant, stated his regular hours of operation are to 10:00 p.m. but twice a year they have a graduation celebration which ends at 11:00 p.m. He added that he concurs with the conditions of approval.

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

RESOLUTION PC-1366

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 07-06, A REQUEST TO ALLOW AN 830 SQ. FT. DANCE STUDIO AT 654 ARROW HIGHWAY (APN: 8386-007-075)

MOTION: Moved by Bratt, seconded by Davis to approve Conditional Use Permit 07-06 and adopt Resolution PC-1366. Motion carried 4-0-1 (Ensberg absent).

ORAL COMMUNICATION

4. Planning Manager

Planning Manager Hensley reminded the Commission that there will be a joint meeting with the City Council on Saturday, January 12, 2008.

Planning Manager Hensley presented an update on the erosion control measures the City has initiated on The Creek project site subsequent to the developer going into foreclosure. The City will continue to work with the lender to secure the site.

In response to Commissioner Bratt, *Planning Manager Hensley* stated the subdivision at 220 W. Baseline received their grading permits, and the 18-lot subdivision at Lone Hill and Overland Court is in grading plan check. He added the Costco project is progressing and the target date is sometime in April depending on the number of rain delays for the street improvements.

5. Members of the Audience

No communications were made.

6. Planning Commission

No communications were made.

ADJOURNMENT

MOTION: Moved by Bratt, seconded by Davis to adjourn. Motion carried 4-0-1 (Ensberg absent). The meeting adjourned at 7:27 p.m. to the regular Planning Commission meeting scheduled for January 2, 2008 at 7:00 p.m.

James Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: February 6, 2008