

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, August 6, 2008 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 (arrived 7:02 p.m.)
Development Services Director Dan Coleman
Planning Manager Craig Hensley
Associate Planner Kristi Grabow

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: July 2, 2008

MOTION: Moved by Ensberg, seconded by Bratt to approve the Consent Calendar. Motion carried 4-0-1 (Rahi absent)

PUBLIC HEARINGS

2. **CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 08-03** – A request to consider amending San Dimas Municipal Code Section 18.152.160 to increase the number of Temporary Banners from four (4) to six (6) banners per year.

Staff report presented by *Development Services Director Dan Coleman*, who stated this amendment was initiated by the City Council after a request was received from the community. The current regulations allow four banners per year, not to exceed 60 days total. In April of 2008, a second category was added for banners when associated with a special event, which is in addition to the four banners per year.

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Commissioner Rahi arrived at 7:02 p.m.

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The request was to increase the number of banners allowed per year to six, but not increase the number of days allowed per year from 60 days. Staff is in support of amending the code.

Commissioner Ensberg asked why the number six was picked; why not allow eight banners per year?

Director Coleman stated most businesses like hanging a banner a week or so prior to an event; if the number was increased to eight, it wouldn't allow as much time prior to the event since the number of days allowed was not increasing. In reviewing past usage, only a few businesses used the full four banners per year. The church that is making the request has recently expanded their ministry and felt that six banners per year would allow them more flexibility to let the community know of events that they offer.

Commissioner Bratt stated his concern was the effect on the community and felt it wasn't so much the number of banners allowed, but how long they are up. Since they are not increasing the total number of days allowed from 60 per year, he was in support of the proposal.

Chairman Schoonover stated the code only allows one banner at a time to be hung, and asked if businesses located at the corner of major intersections have that same restriction.

Director Coleman stated yes, they do. What they usually do is angle them to the corner to be visible from both directions.

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

RESOLUTION PC-1383

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE
TEXT AMENDMENT 08-03, A REQUEST TO INCREASE THE NUMBER
OF ALLOWABLE TEMPORARY BANNERS FROM FOUR TO SIX PER
YEAR

MOTION: Moved by Ensberg, seconded by Davis to approve Resolution PC-1383. Motion carried unanimously, 5-0.

COMMISSION BUSINESS

3. **CONSIDERATION OF CLASSIFICATION OF USE 08-01** – A request to classify “children’s gymnasium” as a similar permitted use in the Light Industrial (M-1) Zone. Site located at 949 North Cataract Avenue (APN: 8392-016-046)

Staff report presented by **Associate Planner Kristi Grabow**, who stated an application has been received to open a “My Gym-Children’s Fitness Center” which will provide services such as gymnastic/fitness classes, tutoring and birthday parties for children under the age of 13 years. There are currently three uses permitted in the M-1 Zone that are similar to the proposed use: Karate studio, gymnastic studio and personal training in spaces up to 4,500 square feet. The parking requirement for fitness centers is one space per 200 square feet of floor area, which could be applied for this use. Staff does not feel this use would be any more intensive

than gymnastics or karate studios, and therefore is recommending approval of Resolution PC-1384.

Commissioner Bratt asked how this use was different than a gymnastics studio.

Associate Planner Grabow stated since this use included tutoring and birthday parties, Staff felt it should be reviewed.

Commissioner Bratt asked where other M-1 zones are located in town, and are they developed with industrial parks similar to this one.

Associate Planner Grabow stated south of Arrow Highway and along Allen Avenue, and are complexes similar in nature.

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

Diane McLellan, 1298 W. 7th Street, Upland, agent for the applicant, stated she was available to answer any questions on behalf of the owner the Commission might have.

Commissioner Bratt asked where the La Verne facility is.

Diane McLellan stated it is in the Target shopping center and is about half the size of the proposed location. The use is similar to the old Gymborees.

Commissioner Rahi stated he has been to the La Verne facility and asked how this facility will be different.

Diane McLellan stated the new space will be about twice the size as the current location and will give the kids more room to move about during gymnastics.

Chairman Schoonover asked if this is an additional location for the owner or are they moving the business to San Dimas.

Diane McLellan stated they are moving to San Dimas and closing the La Verne location.

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

RESOLUTION PC-1384

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CLASSIFICATION OF USE CASE NO. 08-01, A REQUEST TO CONSIDER "CHILDREN'S GYMNASIUM" AS A SIMILAR USE AS OTHER PERMITTED USES WITHIN LIGHT INDUSTRIAL (M-1) ZONE.

MOTION: Moved by Ensberg, seconded by Rahi to approve Resolution PC-1384. Motion carried unanimously, 5-0.

ORAL COMMUNICATION

4. Planning Manager

Planning Manager Craig Hensley stated the Walker House is moving forward; paint should be done by mid-September, the trim work and elevator are progressing, along with lots of detail work. The City Council will be discussing a use agreement on August 26th in regards to the restaurant and second floor use with various community groups.

Manager Hensley stated the bids have come in for the street improvements on San Dimas Avenue in front of the Grove Station and work should be starting soon on the street, medians and parking. The residential portion will begin construction soon as well. The City will be purchasing the affordable units up front and sales of the other units have been going well considering the current housing market. There are two leases in the commercial building, one for a dentist and the other for a day spa.

5. Members of the Audience

No communications were made.

6. Planning Commission

In response to Commissioner Rahi, *Manager Hensley* stated Director of Public Works Krishna Patel could best explain the new policy regarding speed humps.

Director Coleman stated the speed humps installed on the frontage road across from Costco were not put in because of the new policy but as part of an agreement with the neighbors to slow and discourage traffic from using it as a cut through.

In response to Commissioner Bratt, *Director Coleman* stated the developer is working on the demolition permit and construction plans for the Bonita Canyon Gateway Project and staff anticipates corrected plans shortly. There is a signed lease with Fresh and Easy, and the developer is still working on executing a lease with Walgreens.

In response to Commissioner Bratt, *Manager Hensley* stated the Holiday Inn Express has pulled sign permits recently, so anticipates they will be opening in the near future.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Bratt to adjourn. Motion carried 5-0. The meeting adjourned at 7:30 p.m. to the regular Planning Commission meeting scheduled for July 16, 2008 at 7:00 p.m.

James Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: September 3, 2008