

# CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting  
Wednesday, July 7, 2010 at 7:00 p.m.  
270 South Walnut Avenue, Sheriff's Community Meeting Room

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## **Present**

Chairman Jim Schoonover  
Commissioner David Bratt  
Commissioner John Davis  
Commissioner M. Yunus Rahi  
Director of Development Services Dan Coleman  
Associate Planner Kristi Grabow  
Planner Michael Concepcion  
Planning Secretary Jan Sutton

## **Absent**

Commissioner Stephen Ensberg

## **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: June 16, 2010

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

## **COMMISSION BUSINESS**

2. **CONSIDERATION OF A REQUEST TO INITIATE A MUNICIPAL CODE TEXT AMENDMENT TO ALLOW OR CONDITIONALLY ALLOW A THRIFT STORE WITHIN CREATIVE GROWTH ZONE AREA 1 (CG-1) (Continued from June 16, 2010)**

Staff report presented by *Associate Planner Kristi Grabow*, who stated at the last meeting the Commission directed staff to research if it would be better to consider a zone change to this property rather than amending the existing zoning. The original request to amend the CG-1 zone would impact all properties located at the entrance to the City. Changing the zone of this property would address the main concern of both Staff and the Commission for allowing a thrift

store use in the CG-1 zone. The two alternate zones the Commission asked to have studied were the Commercial Highway (CH) and Commercial Neighborhood (CN) zones. She outlined the permitted and conditionally permitted uses in the CH zone first.

**Associate Planner Grabow** stated an issue that was identified when researching the center is a shortage of parking spaces. When the center was first built, it had 85 parking spaces, but over the years modifications have been done and there are now only 78, which makes it non-conforming. This is something that will have to be addressed by the applicant no matter which direction is taken by the Commission. She then outlined the permitted and conditionally permitted uses for the CN zone. She stated that whether the Commission felt a code amendment or zone change was appropriate, a thrift store would still require a Conditional Use Permit.

**Commissioner Davis** asked if Staff had a preference if they were to pursue a zone change.

**Associate Planner Grabow** stated Staff felt CH would be preferable as it allows more retail uses than CN. The applicant submitted a letter stating he preferred the CH zone also.

Chairman Schoonover opened the meeting for public comment. There being no response, public comments were closed.

In response to the Commissioners, **Associate Planner Grabow** stated if Staff was instructed to initiate a zone change, then the neighboring property owners would be notified and a public hearing held to take testimony and develop a recommendation to the City Council. The City Council would hold another public hearing and make the final decision. She reiterated that another public hearing would still have to be held for a Conditional Use Permit to approve a thrift store.

**Commissioner Davis** felt the CH zone worked better at the property than the CG-1 zone because it was smaller than the other centers and could stand on its own. He felt the uses were also better for a center that size. He would support changing the zone to CH but was not in support of amending the CG-1 zone.

**Commissioner Bratt** concurred.

**Commissioner Rahi** concurred that he would rather see a zone change than a code amendment, especially since the CH zone also included uses contained in the CN zone.

**Chairman Schoonover** stated he felt changing the zoning on this parcel was spot zoning and he was not comfortable with that. He also wasn't sure if he would support having a thrift store at this location, and stated he would still like to see a written definition for "thrift store."

**MOTION:** Moved by Davis, seconded by Bratt to direct Staff to initiate a zone change for this property to the Commercial Highway zone, and conduct the appropriate public hearings. Motion carried 3-1-1 (Schoonover no, Ensberg absent).

## **PUBLIC HEARINGS**

3. **CONSIDERATION OF CONDITIONAL USE PERMIT 10-05** – A request to allow on-site sales of beer and wine in conjunction with a restaurant, located at 1126 Via Verde (APN: 848-022-013)

Staff report presented by *Planner Michael Concepcion*, who stated this is a request to conduct on-site sales and consumption of beer and wine in conjunction with a restaurant that will be located in the Via Verde shopping center. The zoning for this center is Commercial Neighborhood, and restaurants are permitted uses. The tenant space is 1,912 square feet, and the floor plan is shown in Exhibit B. The hours of operation will be Monday – Saturday, 11:00 a.m. to 9:00 p.m. An application to ABC has been made, and the tenant improvements are under construction. An application has been submitted for a City business license, but it is pending the applicant receiving final approval from the L.A. County Health Department. There are two other restaurants in the center which serve alcohol accessory to food service. Staff is recommending approval of Conditional Use Permit 10-05.

*Commissioner Bratt* asked for clarification of a Type 41 license as page two of the staff report stated it would allow consumption on or off the premises where sold.

*Planner Concepcion* stated that was a typographical error and this license was for on-site consumption only.

*Commissioner Rahi* asked what the previous use of this space was.

*Planner Concepcion* stated it was formerly Ladies Workout Express.

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

*Commissioner Davis* felt this was consistent with other restaurants in the center.

#### RESOLUTION PC-1419

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 10-05, A REQUEST BY BING CHEN TO CONDUCT ON-SITE ALCOHOL SALES OF BEER AND WINE ON THE PROPERTY LOCATED AT 1126 VIA VERDE

**MOTION:** Moved by Davis, seconded by Bratt to approve Conditional Use Permit 10-05 and adopt Resolution PC-1419. Motion carried 4-0-1 (Ensborg absent).

#### **ORAL COMMUNICATION**

##### **4. Director of Development Services**

*Director of Development Services Dan Coleman* stated he will provide an update on SB375 at the next meeting as there is a new schedule from SCAG. He reminded the Commission that there will be a joint meeting with the City Council on July 13, 2010 to hear an update on the proposed Brasada Ranch project by NJD located in the Northern Foothills.

##### **5. Members of the Audience**

No communications were made.

##### **6. Planning Commission**

No communications were made.

**ADJOURNMENT**

**MOTION:** Moved by Davis, seconded by Rahi to adjourn. Motion carried 4-0-1 (Ensberg absent). The meeting adjourned at 7:17 p.m. to a joint meeting with the City Council on July 13, 2010 at 6:00 p.m. in the Community Meeting Room at the Community/Senior Center, located at 301 E. Bonita Avenue, San Dimas.

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Jim Schoonover, Chairman  
San Dimas Planning Commission

ATTEST:

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Jan Sutton, Planning Secretary

Approved: July 21, 2010