

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, August 18, 2010 at 7:00 p.m.
270 South Walnut Avenue, Sheriff's Community Meeting Room

Present

Chairman Jim Schoonover
Commissioner David Bratt
Commissioner John Davis
Commissioner Stephen Ensberg
Commissioner M. Yunus Rahi
Director of Development Services Dan Coleman
Associate Planner Marco Espinoza
Planning Secretary Jan Sutton

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 21, 2010

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

PUBLIC HEARINGS

2. **CONSIDERATION OF CONDITIONAL USE PERMIT 10-06** – A request to operate a Gymboree Play and Music Child Development Center in a 3,510 sq. ft. tenant space located at 564 W. Arrow Highway in San Dimas Station South.

Staff report presented by *Associate Planner Marco Espinoza*, who stated the applicant had previously been operating in the Target center but relocated due to increased rental rates. He stated it has been determined previously through the Classification of Use process that uses similar to this proposal, such as gyms, dance and karate studios, can be conditionally permitted in the CG-1 zone. Gymboree is a franchise developed over 30 years ago to foster confidence and skills for children newborn to five years of age. Most classes last 45-60 minutes, though school skills classes last two hours. Classes for younger children require parent participation,

while three- to five-year-old children attending art and sports classes can be left after a parent signs them in.

The applicant is also proposing to offer renting the space for birthday parties on Sundays for 1-1/2 to 2 hours. The parties would be limited to 20 children and their parents, and there will only be one party hosted at a time. Staff is recommending a limit on the type of food that can be provided at the birthday parties as outlined in the staff report, since the center limits food uses to 20%. He discussed the proposed hours and the parking requirement, which should not have a negative impact on the center. He stated that with the conditions to mitigate the food use and possible noise issues, Staff is recommending approval of Conditional Use Permit 10-06.

Commissioner Ensberg asked about the limitation on the food, and since this was the business that did not know there would be certain requirements to moving to this tenant space, such as obtaining a CUP, if there were any other approvals that they will need prior to opening for business.

Associate Planner Espinoza explained how the limitation on food had to do with the required parking ratio and that they were trying to ensure there would be no conflicts. He stated he has spoken to the applicant and leasing agent several times and provided documentation on what will be required prior to opening. One item is an additional bathroom, which will be part of the plan check process. He felt Staff has done their best to inform the applicant of what is needed.

Commissioner Rahi asked why the birthday parties were on Sunday.

Associate Planner Espinoza stated they are normally closed on Sunday, so if a party is held, it will not conflict with the regular class schedule.

Commissioner Bratt asked where the location of the office and second bathroom will be as it did not show on the floor plan submitted with the package. He also asked if there were any concerns about parking conflicts since this will be located next to Michelangelo's, which can be very busy.

Associate Planner Espinoza stated the applicant did not want to spend money on plans until she knew for certain her use would be approved, but it was his understanding that the office will be in the area marked storage, and the second bathroom will be located next to the existing bathroom.

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

Dorothy Gillis, Applicant, stated that in regards to concerns about the parking, the majority of her business is from 9:00 a.m. to 1:00 p.m. After that it is slower and more sporadic, and her evening classes are very small, so she didn't feel there would be a conflict with Michelangelo's.

Commissioner Rahi asked what age do the children begin music classes.

Dorothy Gillis stated they start at 18 months, and the classes mostly focus on music appreciation and playing with instruments that are age appropriate.

Victoria, resident of La Verne, stated her two boys have attended this Gymboree for the past five years and she would like to see them continue to operate in San Dimas.

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

Commissioner Ensberg stated he felt this was a good use and appreciated Staff's research into all the possible issues, and that he would like to see this business remain in San Dimas.

Chairman Schoonover stated he supported the concept and that his daughter and grandson are graduates of Gymboree and he was also glad to see them staying in San Dimas.

RESOLUTION PC-1421

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 10-06, A REQUEST TO OPERATE A 3,510 SQ. FT. GYMBOREE PLAY AND MUSIC CHILD DEVELOPMENT CENTER AT 564 W. ARROW HIGHWAY

MOTION: Moved by Ensberg, seconded by Davis to adopt Resolution PC-1421 approving Conditional Use Permit 10-06. Motion carried unanimously, 5-0.

ORAL COMMUNICATION

3. Director of Development Services

Director Coleman stated the Fresh & Easy was under construction, along with the foundation for the shops building. He also explained the process for receiving comments for the Draft EIR for the Brasada Residential Project.

Director Coleman stated he had received the Draft EIR from Glendora on the proposed 25,000 sq. ft. expansion to the existing Wal-Mart to make it a superstore. The main focus was on traffic impacts; and Glendora studied all the intersections we asked them to, but the conclusion was that the traffic generated by the expansion would be no more than 1% at any given intersection so there will be very little mitigation required.

4. Members of the Audience

No communications were made.

5. Planning Commission

Chairman Schoonover asked about the status of the new Montessori School on Gladstone.

Associate Planner Espinoza stated grading was started but the applicant stopped before it was completed, and Staff is not aware of their new timeframe for construction.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Bratt to adjourn. Motion carried unanimously 5-0. The meeting adjourned at 7:28 p.m. to the regular Planning Commission meeting scheduled for September 1, 2010, at 7:00 p.m.

James Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton, Planning Commission Secretary

Approved: October 6, 2010