

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, December 15, 2010 at 7:00 p.m.
270 South Walnut Avenue
Sheriff's Community Meeting Room

Present

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

Absent

Commissioner David Bratt

CALL TO ORDER

Chairman Schoonover called the regular meeting of the Planning Commission to order at 7:00 p.m. and Commissioner Davis led the flag salute.

PUBLIC HEARINGS

1. **CONSIDERATION OF CONDITIONAL USE PERMIT 10-08** – A request to allow a Fresh & Easy Market to sell beer, wine and distilled spirits for off-site consumption, located at 685 East Bonita Avenue. APN: 8390-013-010

Staff report presented by *Director of Development Services Dan Coleman* who stated this is the same request that the Commission approved two years ago for Off-Sale of alcoholic beverages at the Fresh & Easy Market. All conditions are the same as the previous approval and Staff is recommending approval.

Commissioner Davis clarified that the reason this was before them tonight is that the approval of the original CUP had expired.

Director Coleman stated that was correct.

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

RESOLUTION PC-1433

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 10-08, A REQUEST FOR OFF-SALE OF ALCOHOLIC BEVERAGES (BEER, WINE AND DISTILLED SPIRITS) AT A FRESH & EASY NEIGHBORHOOD MARKET LOCATED AT 685 EAST BONITA AVENUE

MOTION: Moved by Ensberg, seconded by Davis to adopt Resolution PC-1433 approving Conditional Use Permit 10-08. Motion carried 4-0-1 (Bratt absent).

COMMISSION BUSINESS

2. **CONSIDERATION OF CLASSIFICATION OF USE 10-01** – A request to classify Jumping Jacks, a children’s entertainment business that hosts birthday parties, as a gym, which is conditionally permitted within the Creative Growth Area 1 – Regional Commercial (CG-1). **(Continued from December 1, 2010)**

Staff report presented by *Associate Planner Marco Espinoza*, who stated the Commission heard this item at the December 1, 2010 meeting where Staff presented a resolution of denial. The Commission determined that the use was similar to a fitness facility and asked that a resolution of approval be brought back to them. The applicant has requested one change to the resolution that was presented in the package, and that is to remove the word “birthday” and just leave the description as “parties.” He stated that is the only difference between the resolution in the package and the one that was passed out on the dais this evening.

Commissioner Ensberg clarified that they were just approving the use, but not the Conditional Use Permit for this applicant; that would require a separate process. He asked if the applicant would be able to meet the requirements for a Conditional Use Permit.

Chairman Schoonover stated there could still be issues with the parking.

Director Coleman stated the Commission action tonight would be to allow this use within the zone, not at any specific location. This action would be zone-wide.

RESOLUTION PC-1432

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CLASSIFICATION OF USE CASE NO. 10-01, A REQUEST TO CLASSIFY JUMPING JACKS, A CHILDRENS ENTERTAINMENT BUSINESS THAT HOSTS BIRTHDAY PARTIES, AS A FITNESS FACILITY SIMILAR TO THE MARTIAL ART STUDIO, GYMBOREE AND THE DANCE STUDIO WITHIN THE CREATIVE GROWTH AREA 1 – REGIONAL COMMERCIAL ZONE

MOTION: Moved by Ensberg, seconded by Davis to adopt Resolution PC-1432 approving Classification of Use 10-01 as amended by removing the word “birthday” from the description. Motion carried 4-0-1 (Bratt absent).

ORAL COMMUNICATION

3. Director of Development Services

Director Coleman stated at last night's City Council meeting the ordinance for updating the parking regulations to comply with the CalGreen Code had second reading, and the ordinances adopting the CalGreen and Residential Building codes had first readings.

4. Members of the Audience

No communications were made.

5. Planning Commission

Commissioner Davis felt the City should hire a consultant to review the Creative Growth Zone Area 1 and advise what would be logical uses for that area based on today's economy, not what was feasible back in 1982; to look forward instead of backwards.

Director Coleman stated it would take an action by the City Council to allocate funds towards such a study. He stated the Commission could hold a discussion on this topic to identify what they feel the issues are and why a study is needed, and forward that recommendation to the Council.

MOTION: Moved by Ensberg, seconded by Davis to add a discussion item to a future agenda to review issues associated with the Creative Growth Zone Area 1 and how to address the current economic environment. Motion carried 4-0-1 (Bratt absent).

Associate Planner Espinoza stated it was his understanding that Staff is already holding discussions with the appropriate parties on this topic, and possibly information from those discussions could be brought to the Commission for consideration.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Rahi to adjourn. Motion carried 4-0-1 (Bratt absent). The meeting adjourned at 7:15 p.m. to the regular Planning Commission meeting scheduled for January 5, 2011, at 7:00 p.m.

James Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton, Planning Commission Secretary

Approved: February 16, 2011