

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, April 4, 2012 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
Assistant City Manager of Community Development Larry Stevens
Director of Development Services Dan Coleman
Associate Planner Marco Espinoza
Associate Planner Kristi Grabow
Planning Commission Secretary Jan Sutton

CALL TO ORDER AND FLAG SALUTE

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: January 18, 2012 (Davis absent)
 February 15, 2012
 March 7, 2012 (Davis, Ensberg absent)

MOTION: Moved by Bratt, seconded by Ensberg to approve the January 18, 2012 Minutes. Motion carried 4-0-0-1 (Davis abstain).

MOTION: Moved by Ensberg, seconded by Davis to approve the February 15, 2012 Minutes. Motion carried unanimously, 5-0.

MOTION: Moved by Bratt, seconded by Rahi to approve the March 7, 2012 Minutes. Motion carried 3-0-0-2 (Davis, Ensberg abstain).

PUBLIC HEARINGS

2. **CONSIDERATION OF CONDITIONAL USE PERMIT 12-02** – A request to allow a Ballroom Dancing Studio within San Dimas Station North in the Creative Growth Zone, Area 1, located at 677 West Arrow Highway. (APN: 8386-007-070)

Staff report presented by *Associate Planner Kristi Grabow*, who stated in 2007 the Commission classified Dance Studio as a conditionally permitted use within the CG-1 zone. The applicant currently operates a studio in Montclair, but this tenant space is centrally located for their clients. They are proposing only minor tenant improvements, and utilizing shade screens on the windows during the hours that direct sunlight is coming into the space. She went over the hours of operation, and stated the applicant was requesting the maximum number of hours daily only to allow them flexibility to change their schedule in the future without having to come back for an amended CUP. Group lessons are limited to 15 students and one instructor, and will alternate with individual lessons to minimize impact on the parking lot. The applicant is proposing to hold three showcases a year for family and friends, and based on the possible impact to neighboring businesses, they will be required to process a Temporary Use Permit (TUP) through the City first. Staff is recommending approval of CUP 12-02.

Commissioner Davis asked if a TUP is an administrative permit.

Associate Planner Grabow stated TUP's are reviewed by Staff and conditions set to minimize impact of the event.

Commissioner Rahi asked how the size of this space compares to their existing location.

Associate Planner Grabow stated she did not know the size of the current location, but that this space is much larger than the dance studio that was approved in 2007 in San Dimas Station South.

Commissioner Bratt expressed concern that it seemed as if several high use businesses were locating in the west end of the shopping center recently which could create a parking issue with other tenants, and asked if this would be more appropriate in the middle or towards the east end of the center.

Associate Planner Grabow stated the applicant liked the proximity of this space to the street and the number of windows.

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

Brad Umansky, representing the owner, STG Realty Ventures, thanked Staff for the smooth processing of this application, and stated the landlord and the applicant were comfortable with the conditions. They feel this is a low-loading use for this site, with a maximum of 15 students, some of whom could be arriving together so would be utilizing less parking spaces. Most of the classes will be conducted during the week instead of the weekend. On a Friday or Saturday night the parking lot will be full from Montana's or Zendejas, and it doesn't matter where your tenant space is located.

Commissioner Bratt stated he understood the visibility of this space is good, but felt on the weekend clients would have to park over by Red Robin, and that he would just mention the fact that there have been several new businesses locating in that area.

Brad Umansky stated there wasn't another space available in the center that was this size and of a rectangular shape, which is what the applicant needed.

Alex Novikov, Applicant, stated he really appreciated being able to relocate his studio here because he has clients that come from the Pasadena area and from the east as well, so this spot was very convenient for them. He is recognized for having one of the top studios in the

nation, and the number one studio in California, and there are many professionals that come to coach at the studio. In response to the question about size, his current location in Montclair is only rented for certain days and is not in the best area, and is slightly smaller in size.

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

RESOLUTION PC-1461

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 12-02, A REQUEST TO ALLOW A BALLROOM DANCE STUDIO AT 677 WEST ARROW HIGHWAY, LOCATED WITHIN SAN DIMAS STATION NORTH (APN: 8386-007-070)

MOTION: Moved by Davis, seconded by Ensberg to approve Conditional Use Permit 12-12 and adopt Resolution PC-1461 and authorize filing of the Notice of Exemption. Motion carried unanimously, 5-0.

3. **CONSIDERATION OF CONDITIONAL USE PERMIT 12-03** – A request to allow for Off-Sale General of beer, wine and distilled spirits (Type 21 license) at Target, located at 888 West Arrow Highway. (APN: 8382-024-035 and -036)

Staff report presented by *Associate Planner Marco Espinoza*, who stated Target received approval to sell beer and wine in 2004 with a Type 20 license. With the expansion of the market area they would now like to offer their customers distilled spirits in the grocery section. They are proposing to use two aisles and a portion of one of the cooler cases. This use is deemed compatible with the other uses and stores in the center. Staff notified the Sheriff's Department of this request, and they did not have any objections to this use, and only requested that advertising of alcohol not be directed to the outside, which is addressed in Condition No. 10.

He stated there is a minor amendment to Condition No. 7 that clarifies that review for a new CUP would only be required if alterations are proposed relative to alcohol sales, not general merchandise sales. Staff is recommending approval of Conditional Use Permit 12-03.

Commissioner Bratt asked if Condition No. 10 regarding display of signage was contrary to the ordinance passed by the City Council several months ago.

Assistant City Manager Larry Stevens stated previous CUPs for alcohol sales prohibited the advertising of product as a matter of course and was included in the conditions. During the study sessions on the sign code amendment, the Council indicated they were not as insistent that we continue to have that prohibition. It will probably be several more months before the amended sign code is ready to come forward, and it is not certain yet that relaxing that prohibition will be part of the final language. The Commission can eliminate the condition from this use permit if they wish, or it can be left in and then addressed in the sign code amendment process so that all the use permits will be treated the same.

Associate Planner Espinoza stated the applicant has seen the conditions and they did not have a problem with Condition No. 10. In response to Commissioner Bratt, he stated Target has not had any issues with alcohol sales to minors.

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

Beth Aboulafia, representing Target Corporation, stated this request is being made in conjunction with the expansion of the market section to be more like a full-service grocery operation. This will continue to be a very small portion of overall sales of the store and is just a way to offer their customers more convenience in their shopping experience. Target does not do any advertising of product to the outside of the store, so there is no problem with Condition No. 10.

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

Commissioner Ensberg felt this change was consistent with the expansion of grocery sales and allows them to stay competitive in the market, and was in support.

Commissioner Davis stated Trader Joe's has a Type 21 license so this is consistent within the center.

RESOLUTION PC-1462

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 12-03, A REQUEST TO ALLOW FOR OFF-SALE GENERAL OF BEER, WINE AND DISTILLED SPIRITS (TYPE 21 LICENSE) AT TARGET LOCATED AT 888 WEST ARROW HIGHWAY (APN: 8382-024-035 & 036)

MOVED: Moved by Ensberg, seconded by Bratt to approve Conditional Use Permit 12-03 and adopt Resolution PC-1462 with the proposed revision to Condition No. 7, and authorize filing of the Notice of Exemption. Motion carried unanimously, 5-0.

COMMISSION BUSINESS

4. VERBAL UPDATE ON NORTHERN FOOTHILLS TRAIL STUDY

Assistant City Manager Larry Stevens stated this is a follow-up to the joint meeting held in December of last year with the Parks and Recreation and the Equestrian Commissions on the study. In response to the comments about re-opening the Shirlmar trail, after additional review Staff is recommending at this time that it not be included as a potential trail through the South 40 acres. RKA went up the trail one more time and reached the same conclusion that it would be very costly to improve and to maintain. He passed out a modified section of the report for their review which stated it would not be included in the potential trail system. This has already been presented to the other two Commissions; they understood the analysis and did not have any comments. He stated this would be the opportunity for the Planning Commission to provide comments before the report is presented to the City Council.

Commissioner Davis asked if the reason it would be difficult to maintain the Shirlmar trail is because of the steepness, and if people with property along the trail would still be able to access it.

Assistant City Manager Stevens stated partly, but also that it is located in a storm streambed which would require extensive removal of vegetation to get the appropriate width and constant maintenance every rainy season because it would be washed away. They have learned from the Sycamore Canyon Trail that it is not prudent to put a trail in an active

streambed. He stated this trail would be accessible to people abutting it but it would be more of an internal trail and not a formal trail extending up into the foothills.

Commissioner Rahi asked if this was the trail that connected to Sycamore Canyon Road.

Assistant City Manager Stevens stated no, that is on the east side and is currently closed because the rains a year and a half ago washed it out. There is an east/west connection along the Poison Oak Trail which is now open and connects to other trails. There are also some motorways that property owners allow people to access. They have the Blue and Red trails on the South 40 that could be brought up to a useable condition which will connect to Horsethief Canyon Park and the Poison Oak Trail, as well as others that will give a reasonable looping system.

Commissioner Davis asked if the Brasada developer did not want the Shirlmar trail to go through.

Assistant City Manager Stevens stated they did not want the trail because it would be very near to some high-end lots. They are in support of the other part of the trail system, and there are other issues related to the east/west trail in the project that are not included in this item.

ACTION: The Commission had no further comments to add to the report prior to submittal to the City Council.

ORAL COMMUNICATION

5. Director of Development Services

Director Coleman stated the Gold Line Metro Authority has issued notice to the contractor to proceed with construction of the 11-1/2 mile segment from Sierra Madre to Azusa, where the end of the phase will be at the station located just northeast of Citrus College. He stated the SCAG RTPSCS was scheduled to be voted on by the Board today but did not have word yet on if it was passed.

Assistant City Manager Stevens asked the Commissioners to check their availability on May 15th for a joint meeting with the Parks and Recreation Commission and the Equestrian Commission regarding the Walnut Creek park project, and presented background on some of the comments from the neighborhood meetings. He stated technically the consultant works for the RMC, and their work will be complete once they finalize the documents that come out of the community meetings, but there will still be an internal process to go through before identifying the final components of the master plan. This is similar to the process they did 15 years ago for Horsethief Canyon Park, and that plan was changed several times before the final version was approved, so this will be a starting point. Several residents in the area are concerned about an increase in traffic on Avenida Loma Vista.

Commissioner Davis asked if there could be access from Valley Center.

Assistant City Manager Stevens stated one alternative involved building a \$7 million bridge from San Dimas Avenue similar to the one proposed by Dentec, but he did not think that would be a viable solution. Access from Valley Center would involve getting permission from the Tzu Chi to come through their property, and he wasn't sure they would grant that, plus the residents on the north side would have the same concerns about traffic expressed by the residents on the south. They need to go through all of the comments and determine what would be the best way

to go forward and it was felt a joint meeting would be a good way to organize the comments from the public.

Commissioner Rahi asked if the phase of the Gold Line extension that was approved would include the station in San Dimas.

Assistant City Manager Stevens stated the phase that was just authorized is Phase 2A, which runs from Pasadena Azusa. San Dimas is in Phase 2B, which may not have funding available until 2035.

Assistant City Manager Stevens stated the updated sign ordinance may come to the Commission for consideration in May, but it depends on scheduling of other projects. He is also working on the specific plan for the downtown area, which is taking its starting point from the work done by the consultant but will be finalized by Staff. There has also been discussion about creating a BID, which is a separate issue as it is not focused on infrastructure or zoning, more on funding events put on by the Bonita Corridor group, and that is being processed as a separate proposal.

6. Members of the Audience

Emily Stillion, 1245 W. Cienega Avenue, #119, stated she spoke to them several months about trying to bring good family restaurants to San Dimas, such as Mimi's Café or Polly's Pies. She felt the presence of either of these restaurants would be a major drawing factor to residents of nearby cities. She asked what the process was for bringing a restaurant to the City.

Director Coleman stated typically the City will make suggestions to the developer of a project of businesses we would like to see, and these names have been forwarded to the Costco developer for consideration. The undeveloped pads have been sold to a single developer so there could be more development activity there in the near future. The City does not actively market to restaurants, but as opportunities arise on a site, suggestions are made for businesses we think the residents would like.

Assistant City Manager Stevens stated they are looking for at least one more sit-down restaurant at the Costco site, and have given them 7-8 names to consider, and they are also trying to promote a couple of other food establishments in the buildings south of the Panda Express. One of the restraints is that Costco has a limit on how many eating establishments can be in the center because of parking impacts.

7. Planning Commission

Commissioner Davis stated he and Commissioner Bratt attended the Planning Commissioner's Conference in San Jose. One of the sessions he attended dealt with improvement districts and what will happen after the loss of redevelopment. There was also a lot of discussion regarding sustainability. He stated San Jose had an interesting statistic about job growth, that 5% was from relocated companies, 45% were start-up businesses, and the rest was growth of existing businesses, so it was to their benefit to treat their existing businesses very well. He also attended a session on Planning Commissioners as agents of change. One of the items discussed was having a section on the agenda called Future Agenda Items which would have items of interest to the Commissioners, and they could talk about them or direct staff to conduct further research. He also learned about crowdbyte.com which was a way to get

public input from a broader group of the public outside of the traditional meeting setting. He thought it might be something the City would want to look into.

Commissioner Bratt stated he has been attending these conferences for many years and felt this was the best in a long time and had the most pertinent sessions relative to current events, such as the loss of redevelopment. He felt there were some level heads in the legislature that realize dismantling redevelopment agencies may not have been the best thing and are looking for ways to bring back a new version. He attended a session that emphasized the Commission driving the agenda, not just waiting for staff to bring them items, and presented information on how San Mateo handled creating a plan for a large area to be developed. He felt this conference was better attended than in the past few years, but that may have been because it was in conjunction with the Public Works Conference and there were several joint sessions.

Commissioner Rahi stated he has been attending the BID meetings and felt that a small scale version may happen in San Dimas.

Assistant City Manager Stevens stated the Tzu Chi hosted a community meeting a few weeks ago regarding their proposed master plan and they are having another event on April 14th at their campus. It is open to the community if they wish to attend. He felt this will be a challenging issue.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Bratt to adjourn. Motion carried unanimously, 5-0. The meeting adjourned at 8:19 p.m. to the regular Planning Commission meeting scheduled for April 18, 2012, at 7:00 p.m.

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved: April 18, 2012