

# CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting  
Wednesday, March 7, 2012 at 7:00 p.m.  
245 East Bonita Avenue, Council Chambers

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## **Present**

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

## **Absent**

Commissioner John Davis  
Commissioner Stephen Ensberg

## **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. Revised Tentative Parcel Map 65790 – A request to revise the Tentative Map from its original approval, to change the street access for Lots 1 and 2 from Gladstone Street to Chaparral Road. The number of lots will remain the same at four, located at 405 W. Gladstone Street. (APN: 8392-015-029)

### RESOLUTION PC-1458

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF REVISED TENTATIVE PARCEL MAP 65790, A REQUEST TO SUBDIVIDE ONE LOT (3.78 ACRES) INTO FOUR LOTS (35,190 SQ. FT. – 45,218 SQ. FT.) AT THE PROPERTY LOCATED AT 405 W. GLADSTONE STREET

**MOTION:** Moved by Bratt, seconded by Rahi to approve the Consent Calendar. Motion carried 3-0-2 (Davis, Ensberg absent)

## **PUBLIC HEARINGS**

2. **CONSIDERATION OF CONDITIONAL USE PERMIT 12-01** – A request to operate a Children's Entertainment Business (Jumping Jacks) that hosts birthday parties, fundraisers, and school field trips at 186 Village Court (APN: 8386-008-057).

Staff report presented by *Associate Planner Marco Espinoza* who stated in 2010 Jumping Jacks was classified similar to a gym, which is conditionally permitted in the CG-1 zone. They are now applying for a Conditional Use Permit to operate in the old Levitz building, utilizing only half of the building for their business. They currently operate a facility in Rancho Cucamonga. The concept is that there will be three separate jumper rooms. Each party will be allowed 30 minutes in the first room, then move into the next room for 30 minutes until they have been to all three jumper rooms. Then they will move into the cake room where they can be served pizza, soda and cake. All food will be provided by an outside vendor; no food will be prepared or stored on site. There will also be retail sales in 20% of the facility. In order to allow the applicant future flexibility with their permit, the approved hours of operation will be from 10:00 a.m. to 10:00 p.m. Monday through Sunday but they will only be open during reservation hours on the weekends and limited non-reservation hours Tuesday through Thursday.

The site currently has 183 parking spaces which was more than adequate for the furniture store. Parking for a gym use requires 1:200 square feet; parking for a furniture store is 1:300 square feet. While the activity and use is similar to a gym operation, the applicant stated the way people arrive and park is different as most of their patrons arrive in groups as opposed to a single patron per vehicle. They hired a traffic engineer to conduct a parking study which concluded that Jumping Jacks would only require parking at 1:300 square feet. The study was reviewed by RKA and they concurred with the findings; therefore, Jumping Jacks would only require 67 parking spaces for their operation, leaving 116 spaces available for the vacant portion of the building. Staff is recommending approval of Conditional Use Permit 12-01.

*Commissioner Bratt* asked if all the food had to be catered in or could the families bring it in themselves. He wanted to be sure that all Health Department requirements were complied with.

*Associate Planner Espinoza* stated customers could cater all or some of the food and cake, or they could bring all of it in themselves. It would still support the condition that food would not be cooked or stored on site. He stated the applicant has indicated he will work with the City and the Health Department to be sure they do not have any issues.

*Director of Development Services Dan Coleman* stated the current facility in Rancho Cucamonga opens at 9:00 a.m., but the hours in the conditions indicate they will not start until 10:0 a.m. and asked if the change in hours was at the applicant's request.

*Associate Planner Espinoza* stated the hours were based on the reservation hours submitted by the applicant, but he can clarify with the applicant if they have any issues with it.

*Director Coleman* felt that Condition No. 17 restricting the hours of construction could be removed since all the construction work would be occurring inside the building.

*Commissioner Rahi* asked if there will be adequate restrooms in the building since there will be food served.

**Associate Planner Espinoza** stated the plans will need to be compliant with Building Code requirements.

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

**Sam Tadros, Owner**, who stated in response to Commissioner Rahi that the location in Rancho Cucamonga was located in a business park and there are no other surrounding businesses open on weekends so they do not have any parking conflicts there. The business was opened in 2005 and he purchased it from the previous owner in 2008, and did not think that Rancho Cucamonga required them to do a traffic study.

**Director Coleman** stated he was the planner on that application during his employment in Rancho Cucamonga and that the City did require a parking study conducted by a traffic engineer. The study surveyed three similar facilities on three different days, and the results were similar to this new study.

**Commissioner Rahi** felt the study was important because it could have an impact on the remainder of the building. He asked if there was any shared parking at the Rancho Cucamonga facility.

**Sam Tadros, Owner**, stated there are 32 parking spaces at the Rancho facility, and thought approximately 14 were the required number, so they do not have an issue with parking. He added he spoke to a supervisor in the County Health Department who advised that as long as they are catering the food and not storing food and drink on-site, he does not require a permit from their department. He stated this location was larger than where they had been looking before in San Dimas Station and would be very convenient for his customers.

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

**Chairman Schoonover** stated he had been to a similar facility and thought it would be a good addition to the community.

**Commissioner Bratt** stated per the parking study, there will be 116 parking spaces available for the remaining 26,000 square feet of the building and asked if that will limit what type of business can operate there.

**Associate Planner Espinoza** stated actually the rest of the building will benefit from this study because it can be parked at 1:225 square feet which will allow for standard retail instead of being limited to furniture retail.

#### RESOLUTION PC-1459

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 12-01, A REQUEST TO OPERATE A 20,000 SQ. FT. CHILDREN'S ENTERTAINMENT BUSINESS (JUMPING JACKS) THAT HOSTS BIRTHDAY PARTIES, FUNDRAISERS, AND SCHOOL FIELDTRIPS AT 186 VILLAGE COURT (APN: 8386-008-057)

**MOTION:** Moved by Rahi, seconded by Bratt to approve Conditional Use Permit 12-01 by adopting Resolution PC-1459 and to file a notice of exemption for the project. Motion carried 3-0-2 (Davis, Ensberg absent).

## **COMMISSION BUSINESS**

### **1. CONSIDERATION OF PLANNING COMMISSION MEETING SCHEDULE**

*Director of Development Services Dan Coleman* stated the City Council has approved the Farmer's Market to be held in the Civic Center Parking Lot from April through September. This is the same proposed scheduled the Commission adopted last year to move their regular meeting date to the First and Third Thursdays for the months of June, July and August to avoid conflicts with the Farmer's Market and Music/Movies in the Park.

*Chairman Schoonover* and *Commissioner Rahi* agreed it was better to move the meeting night during those months.

*Commissioner Bratt* stated he would be available and that Thursdays would be easier for Commissioner Davis to coordinate with his business schedule.

#### RESOLUTION PC-1460

#### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS CHANGING THEIR MEETING DATE

**MOTION:** Moved by Bratt, seconded by Schoonover to approve Resolution PC-1460 and move the regular Commission meeting nights to the First and Third Thursdays during the months of June, July and August 2012. Motion carried 3-0-2 (Davis, Bratt absent).

## **ORAL COMMUNICATION**

### **3. Director of Development Services**

*Director Coleman* stated the City was notified a few days ago that as part of the regular supplements to the 2010 Construction Codes, which normally consist of minor changes, the California Green Building Standards Code was amended to require that as of July 1, 2012 these codes will apply to any non-residential addition of 2,000 square feet or larger and alterations of non-residential buildings with a permit valuation of \$500,000 or greater. In the next cycle the requirement will apply to additions of 1,000 square feet or larger and a permit valuation of \$200,000 or greater. This is just further proof that the State takes encouraging green building standards very seriously.

*Commissioner Rahi* felt that California wanted to maintain leadership in the green building movement.

*Commissioner Bratt* asked if this will slow down development and growth.

*Director Coleman* stated they haven't seen the actual language yet, and as of last week no one was really aware that this would be happening, so it remains to be seen.

#### 4. **Members of the Audience**

No communications were made.

#### 5. **Planning Commission**

**Chairman Schoonover** thanked Director Coleman for the Annual Summary and thought the increase in DPRB cases was interesting.

In response to **Commissioner Rahi**, Director Coleman stated that Chase was still working on pursuing a remote ATM location at the Ralph's center.

**Commissioner Bratt** stated he and Commissioner Davis would be attending the conference in San Jose on March 21<sup>st</sup>.

**Commissioner Rahi** stated he and Commissioner Davis attended the workshop on Business Improvement Districts a few weeks ago and did not feel there was much interest in the business community to form one.

**Director Coleman** stated there were a small number of people interested and they will continue pursuing the topic. He stated the City Council has approved a budget transfer from reserves for improving several of the facades in the downtown since redevelopment funds are no longer available for that project.

**Director Coleman** stated there was a community meeting about the property in Walnut Creek purchased by the RMC and the City and it was well attended. There was quite a bit of discussion and many comments made that Staff will be reviewing.

### **ADJOURNMENT**

**MOTION:** Moved by Bratt, seconded by Schoonover to adjourn. Motion carried 3-0-2. The meeting adjourned at 7:33 p.m. to the regular Planning Commission meeting scheduled for March 21, 2012, at 7:00 p.m.

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Jim Schoonover, Chairman  
San Dimas Planning Commission

ATTEST:

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Jan Sutton  
Planning Commission Secretary

Approved: April 4, 2012