

# CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting  
Thursday, October 16, 2014 at 7:00 p.m.  
245 East Bonita Avenue, Council Chambers

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## **Present**

Chairman Jim Schoonover  
Commissioner David Bratt  
Commissioner Stephen Ensberg  
Commissioner M. Yunus Rahi  
Senior Planner Marco Espinoza  
Associate Planner Luis Torrico  
Planning Secretary Jan Sutton

## **Absent**

Commissioner John Davis

## **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.

## **COMMISSION BUSINESS**

### **1. REORGANIZATION OF OFFICERS**

Commissioner Ensberg nominated Jim Schoonover for Chairman and David Bratt for Vice-Chairman. No other nominations were received from the floor.

**MOTION:** Moved by Ensberg, seconded by Rahi to re-appoint Jim Schoonover as Chairman and David Bratt as Vice Chairman. Motion carried 4-0-1 (Davis absent)

### **2. CONSIDERATION OF CLASSIFICATION OF USE 14-02** – A request to classify a martial arts studio use similar to athletic clubs and performing arts studios, which are conditionally permitted uses in the Creative Growth Area 2 (CG-2) Zone – Frontier Village.

Staff report presented by *Associate Planner Luis Torrico* who stated this is a request to classify a martial arts studio as similar to athletic clubs and performing arts studios which are conditionally permitted in the CG-2 zone. He showed the map of the zone, and stated the applicant is currently operating the Red Dragon Karate studio in the Via Verde Shopping Center but would like to locate to the center of town. Since it is not listed as an allowed use in the zone, the process for classification will help determine if it is similar to approved uses and appropriate for the zone.

He stated the operating characteristics are similar to gyms and performing arts studios as they are all service-based businesses with physical activity. Staff is recommending that it be approved as a conditional use, and the parking would be the same as for a gym at 1:200 square feet of floor area. This will support the intent of the zone, and martial arts studios are already conditionally permitted in the CG-1 zone which has similar goals as the CG-2 zone.

**Commissioner Bratt** clarified this is only to approve the use and not the conditional use permit, and asked about the parking ratio for restaurants.

**Associate Planner Torrico** stated tonight's action is just regarding the use, and if approved, the conditional use permit would be brought back at a public hearing. Parking for restaurants is 1:75 square feet, and whether there is adequate parking or not will be reviewed during the CUP process.

**Commissioner Rahi** clarified that this would only be for this zone and not city-wide and asked where they are looking to locate. He also asked why this wasn't a public hearing.

**Associate Planner Torrico** stated the applicant is looking at 146 E. Bonita Avenue in the old Video Plaza store, and that by setting the use to be conditionally permitted, staff can review each location request and potential impacts on surrounding uses.

**Senior Planner Marco Espinoza** stated the request is to consider the zone in its entirety and if this use is reasonable for the zone. The Municipal Code sets the parameters of this process and it does not require an advertised public hearing, just that it is posted on the agenda.

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

**Chris Casamassa, Applicant**, in response to Commissioner Rahi stated when they opened in Via Verde in 1992 the center was full, but now the center is dying and he felt it was time to move. He has wanted to be in the Town Core for quite a while and felt this was a good location.

There being no further comments, the public comments were closed.

**Commissioner Ensberg** stated he liked activities that encourage physical fitness and responsibility and felt this would be a valuable addition to the community.

#### RESOLUTION PC-1525

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CLASSIFICATION OF USE NO 14-02, A REQUEST TO CLASSIFY MARTIAL ARTS STUDIO USES SIMILAR TO ATHLETIC CLUBS AND PERFORMANCE ARTS STUDIOS, WHICH ARE CONDITIONALLY PERMITTED USES IN THE CREATIVE GROWTH AREA 2 (CG-2) ZONE – FRONTIER VILLAGE

**MOTION:** Moved by Bratt, seconded by Ensberg to adopt Resolution PC-1525 approving Classification of Use No. 14-02. Motion carried 4-0-1 (Davis absent).

### **ORAL COMMUNICATION**

#### **3. Community Development Department**

*Senior Planner Espinoza* stated the Olson project is scheduled to come back at the November 6<sup>th</sup> meeting predicated on the applicant submitting revised plans by next Tuesday.

*Chairman Schoonover* asked if they could get an opinion from the City Attorney on suspending the agenda to bring items forward in the order.

*Senior Planner Espinoza* stated he believed they could do that but should probably check with the applicant before moving an item ahead in the schedule.

He stated the City Council retreat will be on November 3<sup>rd</sup> and the first item is a joint discussion item with the Commission continued from the last joint meeting. There is also a scheduled joint study session on November 25 at 5:00 p.m. to discuss two upcoming housing projects.

*Commissioner Bratt* confirmed with the City Attorney about participating at the Study Session on the Walbern item and was advised that he could not since he lived within 500 feet of the project site, but stated he was going to take issue with that since this was not to be a meeting where any decision-making would occur.

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

No communications were made.

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

No communications were made.

### **ADJOURNMENT**

**MOTION:** Moved by Ensberg, seconded by Bratt to adjourn. Motion carried 4-0-1 (Davis absent). The meeting adjourned at 7:20 p.m. to the regular Planning Commission meeting scheduled for Thursday, November 6, 2014, 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: November 20, 2014