

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Thursday, January 15, 2015 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Jim Schoonover
Commissioner David Bratt
Commissioner John Davis
Commissioner M. Yunus Rahi
Senior Planner Marco Espinoza
Associate Planner Jennifer Williams
Planning Secretary Jan Sutton

Absent

Commissioner Stephen Ensberg

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. **CONSIDERATION OF CLASSIFICATION OF USE 14-03** – A Request to Classify a Stand-Alone Convenience Store Use as a Permitted Use in the Creative Growth Area 3, Sub Area A (CG-3A) Downtown Mixed Use Zone.

Staff report presented by *Associate Planner Jennifer Williams* who stated this request is to classify a stand-alone convenience store as a permitted use in the CG-3A zone and showed the boundaries of the zone and the existing development. The application was initiated by the owner of the Highland Food Market because he would like to amend his ABC license to sell liquor, as well as beer and wine. This hearing is regarding the actual use of the convenience market, and if approved, the next step is to review the Conditional Use Permit for the alcohol sales.

She stated the existing uses in the zone are very general, and while this business has been operating since 1992 according to business license records, a stand-alone convenience store was not listed in the uses as seen in other zones. Staff feels the best way to address the situation is through the Classification of Use process. If this is approved, the Applicant will be coming back for a Conditional Use Permit for an upgraded ABC license.

Commissioner Davis clarified which properties were within the CG-3A zone and that it included the live/work units and the commercial building behind the Gas 'n Go as well.

Associate Planner Williams stated that is correct.

Commissioner Rahi stated this market has been in existence for many years and asked why it is being classified as a convenience store and not a retail store.

Associate Planner Williams stated in other zones convenience stores are called out separately from general retail.

Senior Planner Marco Espinoza stated Staff would consider general retail as more product oriented with items such as clothing and home goods.

Associate Planner Williams stated there is a definition for convenience store in the code and it is treated differently even than a supermarket.

Commissioner Davis stated then the request is to allow a convenience store by right so if anyone else wants to open one in the zone, they will not need to come back to the Planning Commission for approval.

Associate Planner Williams stated that is correct, but if they wanted to sell alcohol, which is what people usually want to sell in that type of store, they would need a Conditional Use Permit.

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

Dick Evitt, 5905 Windcliff Drive, Riverside, stated the owner won the lottery to obtain a Type 21 liquor license and upon issuance his Type 20 license will be cancelled. The Applicant has been working diligently to clean up the windows and make the store more attractive.

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

Commissioner Rahi asked if this is approved then a convenience store would be conditionally permitted, and asked if the Applicant was proposing any other improvements.

Associate Planner Williams stated the request is to permit the convenience store by right, but the sale of alcohol would be conditionally permitted. She stated they are not proposing any changes to the store, and Staff has been working with owner to bring the signage into compliance.

Commissioner Rahi stated he thought this will have minimal effect on the other properties in the zone and did not see an issue with approving the request.

Commissioner Davis asked if the other convenience stores were permitted as part of the gas stations.

Senior Planner Marco Espinoza stated the other stores are an accessory use to the gas stations and this request is to allow them as stand-alone uses.

Commissioner Bratt stated this approval would allow a convenience store in one of the live/work units or the commercial building so there could be others besides this location.

RESOLUTION PC-1533

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CLASSIFICATION OF USE NO. 14-03, A REQUEST TO CLASSIFY A STAND-ALONE CONVENIENCE STORE AS A PERMITTED USE IN THE CREATIVE GROWTH AREA 3, SUB AREA A (CG-3A) – DOWNTOWN MIXED USE ZONE

MOTION: Moved by Bratt, seconded by Davis to adopt Resolution PC-1533 approving Classification of Use No. 14-03. Motion carried 4-0-1 (Ensborg absent).

ORAL COMMUNICATION

1. Community Development Department

Senior Planner Espinoza stated the next agenda will have a proposed new residence on Calle Cristina and a request for a Conditional Use Permit for a children's dance studio in San Dimas Station North. He stated there is still interest in developing something on the Foothill property with minimum 7,000 square foot lots and they are waiting for details from the developer.

2. Members of the Audience

No communications were made.

3. Planning Commission

Commissioner Davis asked about the gas station project at 105 E. Arrow Highway.

Senior Planner Espinoza stated the owner changed the architect on the project but that they are moving through plan check.

ADJOURNMENT

MOTION: Moved by Bratt, seconded by Davis to adjourn. Motion carried unanimously, 4-0-1 (Ensborg absent). The meeting adjourned at 7:27 p.m. to the regular Planning Commission meeting scheduled for Thursday, February 5, 2015, at 7:00 p.m.

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved: February 19, 2015