

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Thursday, February 5, 2015 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
Senior Planner Marco Espinoza
Associate Planner Luis Torrico
Associate Planner Jennifer Williams
Planning Secretary Jan Sutton

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.

CONSENT CALENDAR

Commissioner Davis stated he would be recusing himself on this item as he lived within 500 feet of the proposed project.

1. **Consideration of DPRB Case No. 14-16 and Tree Removal Permit 14-61** – A request to construct a 9,867 square foot two-story single-family residence with both four-car and two-car attached garages totaling 1,424 square feet, a 580 square foot second unit and to remove two mature trees located at 1533 Calle Cristina in Specific Plan No. 11. (APN: 8448-038-056)

Chairman Schoonover pulled this item from the Consent Calendar so that a member of the public could address the Commission.

Earl Sounheim, 322 W. 4th Street, stated he did not see anything on the agenda that indicated that the owner would need to occupy one of the residences. He stated this regulation has been applied many times in the City and wanted to be sure that this property followed the same regulation.

Associate Planner Luis Torrico stated there is a condition that requires the owner to live on the property and occupy one of the units. There will be a covenant recorded against the property and the owner will certify annually that they are in compliance with the requirements of the ordinance.

RESOLUTION PC-1534

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NUMBER 14-16, A REQUEST TO CONSTRUCT A 9,867 SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE WITH BOTH FOUR-CAR AND TWO-CAR ATTACHED GARAGES TOTALING 1,424 SQUARE FEET, A 580 SQUARE FOOT SECOND UNIT, AND REMOVE TWO MATURE TREES LOCATED AT 1533 CALLE CRISTINA (APN: 8448-038-056)

MOTION: Moved by Bratt, seconded by Ensberg to adopt Resolution PC-1534 approving DPRB Case No. 14-16 and Tree Removal Permit 14-61. Motion carried 4-0-0-1 (Davis abstain).

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Commissioner Davis returned to the meeting.

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PUBLIC HEARING

2. **CONSIDERATION OF CONDITIONAL USE PERMIT 15-01** – A request to allow the operation of a 1,027 square foot children’s ballet studio use at 527 W. Arrow Highway within the Creative Growth Area 1 (CG-1) Zone – Regional Commercial. (APN: 8386-007-063)

Staff report presented by *Associate Planner Jennifer Williams* who stated the request is to operate a children’s ballet studio in an approximately 1,000 square foot tenant space in San Dimas Station North, located between Lucky Elephant and a mattress store. She described the floor plan and indicated that no tenant improvements were needed for the site. The school caters to children 18 months to 8 years old and is part of a franchise. There are three class levels taught based on age, and they also offer short birthday parties on the weekends with a maximum of 10 children in attendance. She stated classes run approximately 45 minutes in the mornings and afternoons during the week and mornings only on Saturdays. The applicant is proposing to only offer classes five days a week to begin with but would like the flexibility to expand those days in the future. Based on the teacher’s preference there may not be a break between classes but the applicant is not opposed to having one if a problem develops in the future. Based on the recent amendment to parking requirements no additional parking is required for the use. Staff feels this is an appropriate addition to the shopping center and is recommending approval.

Commissioner Bratt stated there did not appear to be a rear door shown on the floor plan, and stated it was a requirement for Rockin’ Jump to have a rear entrance to take advantage of the parking spaces behind the building and felt the standard was not being applied consistently.

Associate Planner Williams stated Staff considered the lack of a rear entrance but based on the small size of the classes in comparison to Rockin’ Jump they did not feel it would create a negative impact on the center.

Commissioner Bratt stated he understood there is a size and occupancy difference between the two tenants but did not think it was fair to apply the standard inconsistently.

Chairman Schoonover stated he appreciates the comments from Commissioner Bratt and stated he went by the location this evening and the front parking area was quite full because of the two restaurants in the area. He concurred they need to treat the tenants equally to ensure there is adequate parking.

Commissioner Ensberg stated he feels the Staff's position was appropriate based on the size of the classes.

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

Charlene Rawson, Applicant, felt the issue regarding parking was more a property management issue. She stated the tenant space for Rockin' Jump opens up to the rear parking lot, whereas Lucky Elephant expanded their tenant space and occupies the area behind her unit where an exterior door would be located. Additionally, if there was a door in that area, it would be by the trash enclosure and she did not think it was appropriate to have small girls entering the building from that area.

Commissioner Ensberg stated he noticed the school is only for little girls and felt that boys need exposure to fine arts as well and thought all young people should be able to participate. He asked if the teachers had a dance background.

Charlene Rawson, Applicant, stated the franchise has a specific program for boys that is taught by male ballet dancers so the option is there, they just need to have enough interest in it for them to offer a class. She stated both her teachers have been involved in dance since they were small children and have extensive performance experience, and that they are also required to have background checks since they are working with children.

Commissioner Rahi asked if the small floor area was typical for the other locations.

Charlene Rawson, Applicant, stated they are directed by the franchise to find a location that is between 700-1,100 square feet because they find that with the smaller children they are more comfortable in learning to dance when the area is smaller in size with their parents close by watching.

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

RESOLUTION PC-1535

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 15-01, A REQUEST TO ALLOW THE OPERATION OF A CHILDREN'S BALLET STUDIO LOCATED AT 527 W ARROW HIGHWAY WITHIN THE CREATIVE GROWTH AREA 1 ZONE – REGIONAL COMMERCIAL (CG-1) (APN: 8386-007-063)

MOTION: Moved by Ensberg to adopt Resolution PC-1535 approving Conditional Use Permit 15-01.

Commissioner Davis asked for clarification that there used to be a rear door but that it is now blocked.

Senior Planner Marco Espinoza stated the restaurant to the west occupies the back portion of the tenant space and is obstructing access to the door from this unit.

Commissioner Davis stated so the problem is the design of the existing space prohibits having a rear entrance.

Associate Planner Williams stated the Building Department has reviewed the floor plan and did not indicate there was any safety issue involved, and the existing tenant space has been this way for some time.

Commissioner Bratt stated he felt Staff needed to be more diligent about not being selective as to who is required to use the parking spaces in the back of the building. In this case there is no choice since they do not have direct access to the rear, but felt if we continue to make exceptions, then no one will be using the spaces in the rear, and that the majority of tenant spaces in that area are no larger than this one. He felt that when new tenants come into the center they need to be made aware that it is a requirement to use those parking spaces.

Commissioner Davis stated one difference is that the other tenant spaces go all the way through to the parking area.

Senior Planner Espinoza stated if a new retail business were to occupy one of those spaces and it does not require a Conditional Use Permit to operate, Staff can encourage them to use the spaces in the rear but it cannot be required. Only those uses that are conditionally permitted could have that requirement imposed upon them.

Commissioner Davis seconded the motion to adopt Resolution PC-1535 approving Conditional Use Permit 15-01. Motion carried unanimously, 5-0.

ORAL COMMUNICATION

3. Community Development Department

Senior Planner Espinoza stated on the next agenda will be the public hearing for an upgraded liquor license for Highland Food Market. There is another house on Calle Cristina going to DPRB next Thursday for re-approval that has been approved twice before but the approvals have expired each time which will also come to the Planning Commission on the 19th. He stated the new buildings at Costco are moving forward, as well as the mixed-use project on San Dimas Avenue and they should both be under construction in the next few months.

4. Members of the Audience

No communications were made.

5. Planning Commission

Commissioner Davis asked if there was any progress on the gas station at 105 E. Arrow Highway.

Senior Planner Espinoza stated they have gone through one submittal for plan check but they have not resubmitted the corrections yet to the City.

Commissioner Rahi stated he will be attending the Planning Commissioners conference in Newport Beach in March.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Bratt to adjourn. Motion carried unanimously, 5-0. The meeting adjourned at 7:25 p.m. to the regular Planning Commission meeting scheduled for Thursday, February 19, 2015, at 7:00 p.m.

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved: February 19, 2015