

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Thursday, June 16, 2016 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman David Bratt
Commissioner John Davis
Commissioner Margie Green
Commissioner Tomas Molina
Commissioner Ted Ross
Senior Planner Marco Espinoza
Planning Aide Anne Nguyen
Planning Secretary Jan Sutton

CALL TO ORDER AND FLAG SALUTE

Chairman Bratt called the regular meeting of the Planning Commission to order at 7:00 p.m. and Commissioner Green led the flag salute.

APPROVAL OF MINUTES

1. June 2, 2016

MOTION: Moved by Davis, seconded by Green to approve the minutes of June 2, 2016. Motion carried unanimously, 5-0

PUBLIC HEARINGS

2. **CONSIDERATION OF CONDITIONAL USE PERMIT 16-04** – A request to allow the operation of an 830 square foot yoga studio located within San Dimas Station South at 654 W. Arrow Highway in the Creative Growth Zone, Area 1 – Regional Commercial (CG-1). (APN: 8386-007-075)

Staff report presented by *Planning Aide Anne Nguyen* who stated this is a request to allow a yoga studio at 654 W. Arrow Highway, which is a conditionally permitted use in the CG-1 zone. The tenant space is located between Cost Plus and VN Cuisine and is 830 square feet in floor area. The layout will be 145 square feet for reception and a small retail area, 435 square feet will be the class area, and the remaining area will be for storage and a restroom. The back of the unit opens to a hallway that runs behind several spaces shared by other tenants of the building. The Applicant has stated she will not be using that area as part of the studio.

Planning Aide Nguyen stated the unit is relatively small and only measures 14 feet in width. The class size will be between 5 to 10 students with one instructor, and there will only be one class at a time lasting approximately an hour and fifteen minutes. All activities will be inside the unit and no outside activities are allowed. The Applicant is proposing to operate Monday through Saturday and offer classes in the mornings and evenings, and close mid-day when no classes are offered. In order to allow for expansion of classes as the business grows and provide the Applicant flexibility in scheduling, Staff has included Condition No. 9 that allows the studio to operate Monday through Sunday from 6:00 a.m. to 10:00 p.m. As music will be played during the sessions, Staff has requested that all doors remain closed to prevent noise impacts on adjacent uses in the center.

She stated to the rear of the unit are the loading docks for Cost Plus so there is no rear access or parking for customers. Per the parking ordinance, this use would require six parking spaces, one more parking space than a retail use. However, the parking code was amended for major shopping centers to exclude them from requiring additional parking for uses that intensify parking. This tenant space was previously occupied by the Citrus School of Dance which is similar to the proposed use. Staff feels this is an appropriate fit for San Dimas Station South and will complement existing uses in both sections of the shopping center and is recommending approval.

Commissioner Molina asked if the shared hallway goes the whole length of the building, and what material the door was made of as he was concerned about security.

Planning Aide Nguyen stated the Applicant would be better able to answer that question.

Commissioner Green stated this seemed like a good use for the center.

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

Michelle Pasos, Applicant, who thanked the Commission for their time in hearing her application, and stated she feels her studio will be beneficial to the community. She has worked at other studios and helped to open some, but this will be her first as operator. In regards to the hallway, it also runs behind Vitamin City and VN Cuisine and is always full of items, which is why she did not want to use it. They have a self-locking steel door between her space and the hallway which they intend to keep closed.

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

Commissioner Davis gave a brief explanation to the newer Commissioners about the process they went through to amend the parking code to make it easier for the owners to lease to new tenants without extensive analysis by Staff every time a use changed.

RESOLUTION PC-1566

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 16-04, A REQUEST TO ALLOW THE OPERATION OF AN 830 SQUARE FOOT YOGA STUDIO LOCATED WITHIN SAN DIMAS STATION SOUTH AT 654 W. ARROW HIGHWAY WITHIN THE CREATIVE GROWTH ZONE, AREA 1 – REGIONAL COMMERCIAL (CG-1) (APN: 8386-007-075)

MOTION: Moved by Davis, seconded by Green to adopt Resolution PC-1566 approving Conditional Use Permit 16-04. Motion carried unanimously, 5-0

ORAL COMMUNICATION

3. Community Development Department

Senior Planner Espinoza stated the last two tenant spaces at Costco are almost complete and they are just finalizing a few issues with the center such as the trash enclosures. Not only are they finding they need a second one to accommodate all the food uses, but they need to look at the standards to meet all the new separation and recycling requirements set by the State. Staff has also received a call about developing a portion of the property to the north with a commercial use, which would require a zone change and have to include all the properties on the north side of Gladstone.

He stated they may have a variance request for the next Commission meeting to develop the property where Jim's Market used to be with a residential use.

4. Members of the Audience

No communications were made.

5. Planning Commission

Commissioners Bratt, Davis and Green reported that they received a \$10 TAP card when they attended the Gold Line Tour with the City Council to review stations along the new line.

Chairman Bratt stated it was interesting to see the stations between Arcadia and Citrus College because the majority seemed to be in the middle of nowhere and separate from the community and that the parking wasn't always close to the station, which was opposite of all the things San Dimas was being told they should incorporate into their station location and design.

Commissioner Davis asked if there was any progress on the mixed-use project or the rehab center.

Senior Planner Espinoza stated the Building Official has indicated there are still construction issues with both projects and until they are corrected, neither will be moving forward.

ADJOURNMENT

MOTION: Moved by Davis, seconded by Green to adjourn. Motion carried unanimously, 5-0. The meeting adjourned at 7:30 p.m. to the regular Planning Commission meeting scheduled for Thursday, July 7, 2016, at 7:00 p.m.

David A. Bratt, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved: July 7, 2016