

**CITY OF LA VERNE
PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
Wednesday, August 10, 2016**

1. Chairperson Gilbert Ivey called the regular meeting of the La Verne Planning Commission to order at 6:30 p.m.

ROLL CALL: Planning Commissioners present: Gilbert Ivey, Norm Faustini, and Jason Simison. Planning Commissioners absent: Phil May and Wendy Lau. Advisory personnel present: Community Development Director Hal Fredericksen, City Attorney Bob Kress, Senior Planner Candice Bowcock, Associate Planner Collin Wahab, and Administrative Secretary Darleen Foye.

2. **PLEDGE OF ALLEGIANCE**

Commissioner Simison led the pledge of allegiance.

3. **PUBLIC COMMENT**

None

4. **PUBLIC COMMENT**

It was moved by Commissioner Faustini, seconded by Commissioner Simison to approve the minutes of the July 13, 2016 Planning Commissioner meeting as submitted. Motion carried by a 3-0 vote.

PUBLIC HEARINGS

5. CASE NOS. 64-15CUP & 65-15PPR FIRE DEPARTMENT TRAINING FACILITY ORANGE STREET

This being the time and place advertised to consider the above case and all legal requirements having been met, Chairperson Ivey asked for the staff report.

Associate Planner Collin Wahab presented his staff report which was a request by the La Verne Fire Department for a conditional use permit to allow construction of a training tower on a section of vacant City owned property (formerly Orange Street).

Mr. Wahab stated that the proposed training tower which would be located in the Arrow Corridor Specific Plan requires a conditional use permit.

Mr. Wahab stated the La Verne Fire Department training tower would be constructed with eight metal containers which would be stacked three containers high in some areas. He noted that the training tower will have an external stair case to the top of the facility with railings around the perimeter of any walkable rooftop surfaces. He stated that the interior would have movable partitions to allow for different configurations.

Mr. Wahab stated that proposed training facility would be located on an 80' wide section of City owned property which was formally Orange Street. He noted that the City leases the Metro Transit Authority property to the north of the site.

Mr. Wahab stated that the two lots are used by the Public Works Department as a storage area and is capable of accommodating the training facility and to allow the Fire Department personnel and equipment to maneuver around the facility in a safe manner.

Mr. Wahab stated that the training facility will use concrete and gravel to keep the surrounding area clean. He noted that the training facility will primarily be used during late mornings and early evenings. He also noted there may be some late night training, although a condition of approval will require the Fire Department to notice all neighbors in advance.

Mr. Wahab stated that at the August 2, 2016 Development Review Committee Condition No 9 was modified to read: The La Verne Fire Department shall only start non-invasive fires and only on rare occasions in order to reduce the amount of impacts on the surrounding properties. Also, fires shall only be started on burn

days which are approved by South Coast Air Quality Management District (AQMD).

Mr. Wahab stated that Condition No 13 was modified to read: The Fire Department shall submit plans to be approved by the Building Department to ensure that all NPDES requirements are met and that all water runoff will be contained on site.

Mr. Wahab stated that a public workshop was held on May 27, 2015 for residents and property owners in the surrounding area. He noted that there were three residents in attendance and they were generally neutral about the proposed use.

Chairperson Ivey opened the public hearing.

There was no one who wished to speak on this item.

Chairperson Ivey closed the public hearing.

Commissioner Faustini asked if other jurisdictions would be using our training facility. Mr. Wahab stated that there is always that possibility, but at this time only La Verne Fire Department will have access.

It was moved by Commissioner Simison, seconded by Commissioner Faustini to approve Resolution No. 1177. Motion carried by a 3-0 vote.

**6. CASE NO. 67-16CUP
MY GYM CHILDREN'S FITNESS STUDIO
2451 FOOTHILL BLVD., STE. B**

This being the time and place advertised to consider the above case and all legal requirements having been met, Chairperson Ivey asked for the staff report.

Senior Planner Candice Bowcock presented her staff report which was a request by Blake and Amanda Thompson for a conditional use permit to establish a My Gym children's fitness studio at 2451 Foothill Boulevard, Ste. B. She noted that My Gym is relocating from 2415 Foothill Boulevard, Ste. B.

Ms. Bowcock stated that this shopping center is zoned Commercial Office under the Foothill Boulevard Specific Plan which requires approval of a conditional use permit for health spas and fitness facilities.

Ms. Bowcock stated that the applicant is proposing to operate a children's fitness center in a space approximately 3,000 square feet located in the Towne Center

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North shopping center. She noted that the space was previously occupied by a karate studio.

Ms. Bowcock stated that the gym will be for children 6 weeks to 10 years of age. She stated that the hours of operation would be Monday through Thursday from 8:00 a.m. to 7:00 p.m. with Friday, Saturday and Sunday hours varying upon demand. She noted that besides the weekly classes, there will be camps during the holidays, birthday events on the weekends, and on some occasions a “Kids Night Out” on a Friday night that will operate until 10:00 p.m.

Ms. Bowcock stated that the applicant has applied for Special Event Permits in the past at the current location for larger events held in the parking lot. She noted that a condition of approval was added to make sure the applicant is aware that a Special Event Permit would still be required for large events at the new location.

Ms. Bowcock stated that My Gym has been in operation since 2002 at its current location and no complaints have been received regarding the use or events.

Ms. Bowcock stated that My Gym will have the same 12 parking spaces as were required for the previous assembly use that was located at this address. She noted that the conditions of approval limit the occupancy of the building to 36 people because Towne Center North is technically parking deficient on paper by 3 spaces. She noted that site visits at various times of the day revealed adequate parking for the proposed use. She also noted that a condition of approval is that employees must park in the back of the center where there is ample parking.

Ms. Bowcock stated the Development Review Committee and staff are recommending approval of Resolution No. 1176.

Chairperson Ivey opened the public hearing.

There was no one who wished to speak on this item.

Chairperson Ivey closed the public hearing.

It was moved by Commissioner Faustini, seconded by Commissioner Simison to approve Resolution No. 1176. Motion carried by a 3-0 vote.

**7. CASE NO. 69-16CUP
ULV- TEMPORARY USE OF CARSON BLDG.
1925 A STREET**

This being the time and place advertised to consider the above case and all legal requirements having been met, Chairperson Ivey asked for the staff report.

Associate Planner Collin Wahab presented his staff report which was a request by the University of La Verne to obtain a conditional use permit for the temporary use of the existing building on their property at 1925 A Street. The approval would allow their Physician's Assistant program to utilize the building for office use from December 1, 2016 to July 1, 2018, or until the master plan is approved, allowing the use indefinitely.

Mr. Wahab stated that the University would have to make improvements to the interior, including adding restrooms and ADA improvements to the 3,240 sq. ft building.

Mr. Wahab stated that the building will be for office use only and no classes are proposed at this site.

Mr. Wahab stated that the use is compatible with and will not have any significant impacts on the surrounding property owners.

Mr. Wahab stated that Development Review Committee and staff are recommending approval of Resolution No 1178.

Chairperson Ivey opened the public hearing.

There was no one who wished to speak on this item.

Chairperson Ivey closed the public hearing

Commissioner Faustini asked if the shuttle service will be operating this school year. Chip West, University of La Verne stated yes for now, but will be evaluated after the 1st month of classes.

It was moved by Commissioner Simison, seconded by Commissioner Faustini to approve Resolution No. 1178. Motion carried by a 3- 0 vote.

OTHER MATTERS

Community Development Director Hal Fredericksen asked that a Planning Commissioner volunteer to attend the Active Transportation Community Workshop to be held on Thursday, September 8th at 5:30 p.m.

After some discussion by staff and the Commissioners, Commissioner Faustini volunteered to attend the meeting.

ADJOURNMENT

The meeting was adjourned at 6:54 p.m. to the regular meeting to be held September 14, 2016 at 6:30 p.m.

Chairperson, Planning Commission

ATTEST:

Secretary, Planning Commission