CALL TO ORDER AND FLAG SALUTE

APPROVAL OF MINUTES

1. February 6, 2020 (Davis absent)

PUBLIC HEARING

2. **CONDITIONAL USE PERMIT 20-0001**— A request to allow the operation of an existing 1,440 square-foot Jiu Jitsu Martial Arts Training use, located within the Via Verde Shopping Center at 1142 Via Verde within the Commercial Neighborhood (C-N) Zone. (APN: 8448-022-013)

   **Applicant:** Luke Kovach

   **Environmental:** CEQA Title 14, Article 19 Categorical Exemption Section 15301 Existing Facilities.

RESOLUTION PC-1630

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 20-0001, A REQUEST TO ALLOW THE OPERATION OF AN EXISTING 1,440 SQUARE-FOOT JIU JITSU MARTIAL ARTS TRAINING USE, LOCATED WITHIN THE VIA VERDE SHOPPING CENTER AT 1142 VIA VERDE WITHIN COMMERCIAL NEIGHBORHOOD (C-N) ZONE.

ORAL COMMUNICATION

3. Community Development Department

4. **Members of the Audience**
   (Members of the audience are invited to address the Planning Commission on any item not on the agenda. Under the provisions of the Brown Act, the Commission is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date.)

5. **Planning Commission**
   
   a. Report on Meetings
ADJOURNMENT

Meeting to adjourn to the regular Planning Commission meeting on Thursday, April 2, 2020 at 7:00 p.m. in the City Council Chambers, located at 245 E. Bonita Avenue, San Dimas.

Copies of staff reports and/or other written documentation pertaining to the items on the agenda are on file in the Planning Division and are available for public inspection during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday. Information may be obtained by calling (909) 394-6250. Planning Commission minutes and agendas are also available on the City’s website at: www.cityofsandimas.com

Notice Regarding Americans with Disabilities Act: In compliance with the ADA, if you need assistance to participate in a city meeting, please contact the City Clerk’s Office at (909) 394-6216. Early notification before the meeting you wish to attend will make it possible for the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

POSTING STATEMENT: On March 10, 2020 a true and correct copy of this agenda was posted on the bulletin boards at 245 East Bonita Avenue (San Dimas City Hall), 145 North Walnut Avenue (Los Angeles County Public Library, San Dimas branch), 300 East Bonita Avenue (United States Post Office), and a courtesy posting at 1160 Via Verde Avenue (Von’s shopping center), and the City’s website at www.sandimasca.gov
CITY OF SAN DIMAS
PLANNING COMMISSION
MINUTES

Regularly Scheduled Meeting
Thursday, February 6, 2020 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present
Chairman David Bratt
Commissioner Margie Green
Commissioner Tom Molina
Commissioner Ted Ross
Director of Community Development Henry Noh
Director of Public Works Shari Garwick
Planning Manager Fabiola Wong
Senior Planner Marco Espinoza
Administrative Analyst Lauren Marshall
Departmental Assistant Lesa Byars

ABSENT
Commissioner John Davis

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 Ross led the flag salute.

APPROVAL OF MINUTES

1. December 19, 2019
2. January 16, 2020

MOTION: Green move, seconded by Ross to approve the minutes of December 19, 2019 and January 16, 2020. Motion carried unanimously 5-0

Senior Planner Marco Espinoza asked that item 6 be moved as a consent item to the top of the agenda.

MOTION: Green move, seconded by Molina to move item 6 to number 3 on the agenda. Motion carried unanimously 5-0

CONSENT ITEM

3. A REQUEST FOR A ONE-YEAR TIME EXTENSION FOR THE APPROVAL OF CONDITIONAL USE PERMIT 17-0004 – Conditional Use Permit No 17-0004 is a
request to construct and operate a 2,626 square-foot convenience store and 2,258 square-foot gas pump canopy and demolish three existing buildings: a 4,062 square-foot service bay, a 2,830 square-foot gas pump canopy and a 408 square-foot attendant/snack shop at 1110 W. Gladstone Street (APN: 8383-007-028). A new trash enclosure and site landscaping are also proposed as part of the project. No modifications are proposed for the gas dispenser. The subject site is zoned Commercial Highway (CH).

Staff report presented by Senior Planner Marco Espinoza recommending approval of the applicant’s request for a one-year time extension for Conditional Use Permit 17-0004.

MOTION: Moved by Molina, seconded by Ross to extend the one-year time extension approval of Conditional Use Permit 17-0004.

Motion carried: 4-0-1 (Davis absent)

PUBLIC HEARING

4. CONDITIONAL USE PERMIT 19-0003 – A request to allow on-site and consumption of beer and wine (Type 41 license) and outdoor seating in conjunction with Dixie Rose BBQ, a proposed full-service restaurant, located at 217 W. Bonita Ave., within Creative Growth, Area 2 (APN: 8387-014-033)

Staff report presented by Associate Planner Anne Nguyen recommending approval.

Commissioner Molina asked if it is typical to go over on liquor licenses within a census tract.

Associate Planner Nguyen stated Census 2020 will update the tracts once the population is updated and it may allow for more licenses in the area.

Planning Manager Wong noted that there is no need for the Commission to be concerned with the number of licenses clustered in a census tract because it is within an entertainment area.

Commissioner Molina asked if in practice, would this be a reason for denial.

Planning Manager Wong stated the census track numbers give cities a reason to deny a license if crime rates or concern gets too high. The City allows ABC to make their findings.

Associate Planner Nguyen for safety reasons, Staff did have the Sheriff review the application and there were no objections found.

Commissioner Green asked where the ADA access was located.

Business Owner, Hunter Maez stated the plans are being changed. He pointed out where the ADA ramp will go on the current plans.

Commissioner Ross asked the applicant if he operates any other restaurants.

Business Owner, Hunter Maez stated this is his first business.
**Commissioner Bratt** asked if this location is part of downtown parking agreement.

**Associate Planner Nguyen** stated this location did buy into the parking district. She added there are two parking districts within the City.

**Commissioner Bratt** asked if with the inclusion of the restaurant, would there be enough parking for everyone. He is concerned there will not be enough parking in the Downtown.

**Associate Planner Nguyen** stated staff took that into consideration. Dixie Rose will be busiest at times when most of the Downtown businesses are closed.

**Commissioner Bratt** asked the business owner if he is intending to sell beer.

**Business Owner, Hunter Maza** stated they intend to sell beer and wine. He noted at the time of the sample menu, there were not any intentions to sell wine. They have since changed their mind.

**Director of Community Development Henry Noh** stated, before the Planning Commission deliberates, he would like to amend Condition six, to change the sale of alcohol will only be between 7a.m. to 12a.m. Sunday – Saturday, this will provide flexibility to the applicant.

**Commissioner Bratt** opened the public hearing.

**Commissioner Bratt** closed the public hearing and brought the item back to the Commission for action.

**Commissioner Bratt** stated because this location backs up to residential, he believes it would be better to have the restaurant closer at 11p.m.

**Director of Community Development Henry Noh** stated he would like to amend Condition six to 7a.m. to 11p.m. Sunday – Saturday.

**Commissioner Green** stated she agreed with 11p.m.

MOTION: Moved by Green, seconded by Molina to approve Conditional Use Permit 19-0003 through the adoption of Resolution PC-1627, subject to the Conditions of Approval with the amendment that Condition 6 now read, “The sale of alcoholic beverages shall commence only within regular business hours, which shall be between the hours of 7:00 a.m. to 11 p.m. from Sunday through Saturday. Any expansion in hours shall require review and approval of a new Conditional Use Permit and associated materials and fees”.

Motion carried: 4-0-1 (Davis absent)

5. **CONDITIONAL USE PERMIT 19-0002** – A request to allow valet assist parking for the Los Angeles County Department of Children and Family Services at 955 Overland Court, located within Specific Plan 18 (APN: 8383-010-060).
Staff report presented by Assistant Planner Ken Fichtelman recommending the Planning Commission approve Conditional Use Permit 19-0002 through the adoption of Resolution PC-1628.

Commissioner Ross asked if the company will have a license for this type of business.

Assistant Planner Fichtelman stated the company will have a license.

Commissioner Molina asked if each business within the building has their own entrance.

Assistant Planner Fichtelman stated yes, each business has their own entrance. He noted that he went out for observation and noticed the Family Services area of the parking lot was extremely full the entire time. The lease agreement states they are to utilize a valet service.

Commissioner Bratt opened the floor for discussion.

Commissioner Bratt closed the floor and brought the item back for discussion.

MOTION: Moved by Ross, seconded by Green to approve Conditional Use Permit 19-0002 through the adoption of Resolution PC-1628.

Motion carried: 4-0-1 (Davis absent)

6. MUNICIPAL CODE TEXT AMENDMENT 20-0002 — Consideration of a Municipal Code Text Amendment to Chapter 152 within Title 18 — Zoning of the City of San Dimas Municipal Code to establish a review process for the installation of private directional and monument signs in the public right-of-way.

Staff report presented by Administrative Analyst Lauren Marshall who proposed the Planning Commission adopt Resolution PC-1629 and recommend approval of the Municipal Code Text amendment 20-0002 to the City Council.

Commissioner Molina asked if there was anything that Staff could do in regards to the existing signs that were erected without Staff’s knowledge or consent.

Administrative Analyst Marshall stated Staff would would make the entities aware and let them know they can participate in the new directional sign program.

Commissioner Molina asked if directional signs will be placed in the medians

Director of Public Works Shari Garwick stated all signs will be located to the right of the drive lanes, no signs are to be placed in the medians.

Commissioner Bratt opened the item to the floor for public comment.

Commissioner Bratt closed the public comment and brought the item back to the Commission for a motion.
MOTION: Moved by Molina, seconded by Green to adopt Resolution PC-1629 recommending approval of the Municipal Text Amendment 20-0002 to the City Council.

Motion carried: 4-0-1 (Davis absent)

ORAL COMMUNICATION

7. Community Development Department

Assistant City Manager Henry Noh stated this is an update on either projects that will be coming to the Commission for review in the future or larger projects that have been approved and where they are in the process, as well as items impacting the City as a whole. These included:

- SP 23 Moratorium, there was a joint session with City Council and Planning Commission and all members wanted to see multifamily housing.
- AC Pro has signed a lease to go into the old Wicks building, they are a specialty HVA equipment dealer. They offer wholesale but sell to homeowners and contractors. The store is meant for workshops for both contractors and homeowners.
- Staff was approached by business owners that are looking to turn the old Cask and Clever building into a restaurant with an arcade and on-site beer, wine and liquor.
- City Staff met with Brasada, they are looking to pull foundation only permits along with permits for their design center.

8. Members of the Audience

No communications were made.

9. Planning Commission

No communications were made.

ADJOURNMENT

MOTION: Moved by Davis, seconded by Molina to adjourn. Motion carried unanimously, 5-0. The meeting adjourned at 7:15 p.m. to the regular Planning Commission meeting scheduled for Thursday, February 20, 2020, at 7:00 p.m.

__________________________
David A. Bratt, Chairman
San Dimas Planning Commission

ATTEST:

__________________________
Departmental Assistant

Approved: 03/19/20
DATE: March 19, 2020

TO: Planning Commission

FROM: Thuy Cao, Planning Intern

SUBJECT: **CONDITIONAL USE PERMIT 20-0001** - A request to allow the operation of an existing 1,440 square-foot Jiu Jitsu Martial Arts Training use, located within the Via Verde Shopping Center at 1142 Via Verde within the Commercial Neighborhood (C-N) Zone. (APN: 8448-022-013)

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**SUMMARY**

Conditional Use Permit 20-0001 requests approval to allow the operation of an existing 1,440 square-foot Jiu Jitsu Martial Arts Training use, located within the Via Verde Shopping Center at 1142 Via Verde within the Commercial Neighborhood (C-N) Zone.

Staff recommends the Planning Commission approve Conditional Use Permit 20-0001 through the adoption of Resolution PC-1630.

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**BACKGROUND**

The Applicant, Luke Kovach, is the co-owner and operator of Gracie Jiu Jitsu San Dimas, which is currently located at 1142 Via Verde within the Via Verde Shopping Center. The center contains a variety of retail, service, and office uses as well as a Children's Montessori school, two restaurants, and a Vons grocery store. Gracie Jiu Jitsu San Dimas is located along the northeastern end of Vons (see Exhibit A, Aerial Photo). The Applicant is requesting approval to permit the existing operation at this location, which is within the Commercial Neighborhood (C-N) Zone. The martial arts and fitness studio use is permitted under this zoning through a Conditional Use Permit (CUP) under the classification of athletic clubs and performing arts studios. The General Plan Land Use Designation of the site is Commercial.
This location had previously been approved for a martial arts studio (Red Dragon Karate) in 2011. In 2014, Red Dragon Karate obtained approval of a new CUP and relocated to 146 E. Bonita Avenue within the Creative Growth (CG-2) Zone. Following Red Dragon Karate vacating the tenant space, the unit sat vacant. However, in early 2019, prior to obtaining approval for a new CUP, the Applicant signed a 3-year lease agreement to operate Gracie Jiu Jitsu San Dimas. Therefore, the Applicant is requesting approval to permit their continued operation within the Via Verde Shopping Center.

**ANALYSIS**

Gracie Jiu Jitsu San Dimas is a Level 4 Certified Training Center that has been in business for nearly 11 years and was formerly located in the City of La Puente. The applicant has operated in the City for over a year in the Via Verde Shopping Center in a tenant space that measures 1,440 square feet. The layout of the tenant space will include a lobby area at the main entrance followed by an open training/instruction area on an approximately 798 square-foot mat space. At the rear of the unit, there will be a small viewing area with chairs, and a restroom (see Exhibit B, Floor Plan). Should the Commission approve the Applicant’s request, the business will be allowed to continue their operations within the Via Verde location of San Dimas.

**Hours of Operation / Length of Classes**

The training center will operate Monday through Sunday between 8:00 am to 8:00 pm. The combative classes will range from 60 to 150 minutes and the private lessons will vary by appointment. The class schedules will be as follows:

- **Monday – Friday 8:00 AM – 12:00 PM**
  - Morning Combatives and Master Cycle

- **Monday – Friday 4:30 PM – 8:00 PM**
  - Afternoon kids, Combatives, Master Cycle and Women Empowerment Classes

- **Monday – Friday (Generally morning and testing in early afternoon sessions)**
  - Private training lessons by appointment only

- **Monday & Sunday 1:00 PM – 3:30 PM**
  - Law Enforcement Classes

Currently the class orders are subject to change depending on instructor availability (see Exhibit D, Business Description). They have been operating under this format without creating an adverse impact in regards to parking spaces available for other tenants within the center and no complaints from surrounding tenants have been received by the City. Given that their current operating format
has not resulted in negative impacts at the current location, Staff is not requiring a break in between classes at this time; however, Condition No. 17 requires that a 15-minute break be implemented in between classes should vehicular traffic movement within the center arise due to their class time structure.

**Number of students**

The typical number of students attending the training classes will vary up to 15 students. Private lessons will consist of one-on-one training.

**Number of employees**

The martial arts training use will employ two instructors, which will be the co-owners of the business.

**Loading zone**

No loading zone is proposed as part of their request. Given that most of the martial arts classes run for only 60 minutes, the applicant has stated that more than half of the parents park their vehicles and stay for the duration of the classes. During this time, they either watch the class or patronize the other uses in the shopping center. Therefore, no loading zone is being required as part of this approval. However, Condition No. 18 states that should vehicular traffic movement within the center arises from parents dropping off students, the Applicant will be required to work with Staff to incorporate a loading zone at the rear of the unit.

**Noise**

Staff has discussed potential concerns with noise associated with the martial arts classes with the Applicant. The Applicant has informed Staff that their San Dimas location, which is adjacent to a restaurant, does not have any noise attenuation measures and has operated in the center with no complaints associated with noise. No noise attenuation measures will be required as part of this approval; however, Condition No. 19 requires that the Applicant ensure that all doors to the facility remain closed during business operation to minimize any noise that may be emitted from the facility during class instruction.

**Parking**

The Via Verde Shopping Center has a shared parking agreement between the tenants within the center with a designated Common Parking Area. The shared parking agreement is for M.J. Brock & Son's Inc. and Von's Grocery Company, which allows the entire center to efficiently utilize all 462 parking spaces available.

In addition to the shared parking agreement, the proposed martial arts use will only require one more additional space than the previous retail use. The center was
parked at a ratio of 1:225; therefore, the 1,440 square-foot tenant space requires 7 spaces. A martial arts training use requires a 1:200 parking ratio, therefore, the proposed use will require 8 spaces; only one additional space as required for retail use.

While there is a reduction in required parking allowed by the shared parking agreement, parking is not a concern at the center as no use is limited to their parking allotment and uses in the center have different parking demands. In addition, the proposed martial arts training use will only require one additional parking space, and there is plenty of on-site parking within the center. Therefore, the martial arts training use will not create a parking impact at the center.

**CONCLUSION**

The proposed martial arts training use would be an appropriate fit for the Via Verde Shopping Center as it blends in with other uses within the center as a service-oriented business. The shopping center is adequate in size and has sufficient parking to support the use. During their time at the current location since signing their lease agreement in early 2019, the Applicant has operated the use without any complaints or impacts to the center or surrounding uses. Therefore, Staff does not anticipate any impacts to the center. The martial arts training use will also be required to do several minor interior tenant improvements to comply with accessibility requirements of the California Building Code. In addition, the proposed use will be compatible with the other uses in the center and will bring additional consumers to the center.

**ENVIRONMENTAL REVIEW**

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities of the State of California CEQA Guidelines. Section 15301 of the State CEQA Guidelines exempts projects when the proposed project involves negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The City of San Dimas allows martial arts uses with the approval of a conditional use permit within the Commercial Neighborhood (C-N) Zone, which is a discretionary approval. Allowing martial arts use within the Via Verde Shopping Center will not create an adverse effect on the environment since the project involves negligible or no expansion of use beyond what was previously analyzed under CEQA and located within an area where similar uses exists.

**RECOMMENDATION**

Staff recommends the Planning Commission approve Conditional Use Permit 20-0001 through the adoption of Resolution PC-1630.
Respectfully submitted,

[Signature]

Thuy Cao
Planning Intern

Attachments:

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<td>Photos of Subject Site</td>
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### APPENDIX A

**GENERAL INFORMATION**

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<th><strong>Subject:</strong></th>
<th>Conditional Use Permit 20-0001</th>
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<td><strong>Applicant:</strong></td>
<td>Luke Kovach on behalf of Gracie Jiu Jitsu San Dimas</td>
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<tr>
<td><strong>Owner:</strong></td>
<td>Luke Kovach</td>
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<tr>
<td><strong>Location:</strong></td>
<td>1142 Via Verde (APN: 8448-022-013)</td>
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<tr>
<td><strong>General Plan:</strong></td>
<td>Commercial</td>
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<tr>
<td><strong>Zoning:</strong></td>
<td>Commercial Neighborhood</td>
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**Surrounding Zoning and Land Uses:**
- North: Administrative Professional (Office)
- East: Open Space
- South: Commercial Neighborhood (Commercial)
- West: Commercial Neighborhood (Commercial)

**Legal Notice:**
A legal notice was published in the Inland Valley Daily Bulletin; posted at City Hall, the library, post office, and Via Verde Shopping Center; and was mailed to property owners within 300 feet of the project on March 9, 2020.

**Environmental:**
CEQA Title 14, Article 19 Categorical Exemption, Section 15301: Existing Facilities
RESOLUTION PC- 1630

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 20-0001, A REQUEST TO ALLOW THE OPERATION OF AN EXISTING 1,440 SQUARE-FOOT JIU JITSU MARTIAL ARTS TRAINING USE, LOCATED WITHIN THE VIA VERDE SHOPPING CENTER AT 1142 VIA VERDE WITHIN COMMERCIAL NEIGHBORHOOD (C-N) ZONE. (APN: 8448-022-013)

WHEREAS, an application was filed for a Conditional Use Permit by:

Luke Kovach on behalf of Gracie Jiu Jitsu San Dimas:
1142 Via Verde Avenue
San Dimas, CA 91773

WHEREAS, the Conditional Use Permit is described as:

A request to allow the operation of a martial arts training use (Gracie Jiu Jitsu San Dimas) within the Via Verde Shopping Center.

WHEREAS, the Conditional Use Permit applies to the following described real property:

1142 Via Verde (APN: 8448-022-013)

WHEREAS, the Planning Commission has received the report and recommendation of such agencies as have submitted information including the written report and recommendation of Staff; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on March 19, 2020 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA), as defined in Section 15301 (Class 1, Existing Facilities); and since the project does not involve exterior changes. The project would not have adverse effects on the environment, including the habitats of threatened, endangered, or rare species.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, and subject to the Conditions attached as “Exhibit A”, the Planning Commission now finds as follows:

Exhibit A
PAGE 7
A. The site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this title to adapt the use with land and uses in the neighborhood.

The property is improved as a commercial shopping center that contains a variety of businesses. The proposed use will complement the other businesses in the area. All activities related to the use will take place within an existing unit. The tenant space to be occupied measures 1,440 square feet in floor area, which is adequate in size for the proposed martial arts training use. In addition, there is an existing shared parking agreement for the center, which provides sufficient parking to support the proposed use and existing uses within the center. Therefore, the subject site is physically suitable for the type of land use being proposed.

B. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.

The martial arts training use will occupy an existing tenant space located within the Via Verde Shopping Center and will operate within reasonable hours similar to the other businesses in the center. The center has vehicular access from Via Verde, Puente Avenue, and Camino del Cerritos, and the property provides sufficient parking to support the use. The proposed martial arts training use is not expected to generate vehicle traffic above what the center, streets and highways can handle.

C. The proposed use will be arranged, designed, constructed, operated and maintained so as to be compatible with the intended character of the area and shall not change the essential character of the area from that intended by the general plan and the applicable zoning ordinances.

The subject site is located within the Commercial Neighborhood (C-N) Zone. The location of the martial arts training use was previously approved for a martial arts studio in 2011 under a different CUP. Since the relocation of the former martial arts studio in 2014, the tenant space sat vacant, and a new CUP is required to re-establish a martial arts use for the tenant space. The new Applicant has been operating in the current location for nearly a year with no complaints nor impacts to the center and is now requesting approval to permit their continued operation within this center. In addition, the proposed use will be compatible with other service uses in the subject zone, will complement the existing uses in the Via Verde Shopping Center, and will not change the essential character of the subject site or surrounding areas from that intended by the General Plan and the applicable zoning ordinances. The project implements Land Use Goal L-3, which ensures that all portions of the city are adequately served with essential services, utilities and recreational and open space facilities.
D. The proposed use provides for the continued growth and orderly development of the community and is consistent with the various elements and objectives of the general plan.

The proposed martial arts training use will be located within the Via Verde Shopping Center and will provide an additional service use for the general public. The martial arts training use will provide for continued growth of the community by attracting additional consumers to the center. In addition, the proposed service use is consistent with the commercial land use designation of the General Plan.

E. The proposed use, including any Conditions attached thereto, will be established in compliance with the applicable provisions of the California Environmental Quality Act.

The proposed use is exempt under CEQA, Article 19 Categorical Exempt Section 15301, Existing Facilities.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that Conditional Use Permit 20-0001 be APPROVED subject to the Applicant’s compliance with Conditions in “Exhibit A”, attached hereto and incorporated herein, and that the decision shall be final unless a timely appeal is filed with the City Council. A copy of this Resolution shall be mailed to the Applicant.

PASSED, APPROVED and ADOPTED, the 19th day of March, 2020, by the following vote:

AYES: None

NOES: None

ABSENT: None

ABSTAIN: None

__________________________________________
David A. Bratt, Chairman
San Dimas Planning Commission

ATTEST:

__________________________________________
Lesa Byars, Departmental Assistant
EXHIBIT A

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT 20-0001

1. The Applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The Applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney’s fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.

2. The Applicant shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The Applicant shall deposit with the City to cover these costs in an amount to be determined by the City.

3. Copies of the signed Planning Commission Resolution with Conditions shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.

4. The Applicant shall comply with all requirements of the Commercial Neighborhood (C-N) Zone.

5. All Conditions are final unless appealed to the City Council within 20 days from the date of approval in accordance with the provisions of Chapter 18.212 of the San Dimas Zoning Code.

6. The Applicant shall submit tenant improvement plans to building and safety, if applicable, for any proposed work and to ensure compliance with handicap accessibility requirements.

7. This Conditional Use Permit approval shall expire if approved use has not commenced within one (1) year from the date of approval, unless a time extension is granted pursuant to San Dimas Municipal Code Section 18.200.100.C.

8. The Applicant/Developer shall sign an affidavit accepting all Conditions of Approval as approved by the Planning Commission on March 19, 2020. The affidavit shall be submitted to the Planning Division prior to issuance of building permits.
9. All parking provided shall meet the requirements of Section 18.156 (et. seq.) of the San Dimas Municipal Code and the Shared Parking Agreement of the Center.

10. The Applicant shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.

11. Graffiti shall be removed within 72 hours.

12. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.

13. Prior to occupancy and conducting any business on the premises, the applicant shall submit a tenant improvement plan to the City for plan check, issuance of building permits and receive final inspection from Building and Safety.

14. Signage that does not comply with the approved Master Sign program for the center shall require amendment of said Master Sign program to be reviewed and approved by the Development Plan Review Board. In no event shall amendment to said Master Sign program allow signage that does not comply with Chapter 18.152 of the San Dimas Municipal Code.

15. All signage, including window signs, shall be in conformance with the Sign Ordinance of the City of San Dimas and any applicable Master Sign Program, and shall require review and approval of the Planning Division.

16. The hours of operation will be Monday to Sunday from 8:00 am to 8:00 pm. Any expansion in the hours shall be subject to the review and approval of the Planning Division and may require a hearing before the Planning Commission.

17. In the event that parking availability for other tenants related issues arise from the classes being run consecutively, the Applicant shall be required to implement a minimum 15-minute break in between classes to allow sufficient time in between the end and the commencement of classes.

18. Should issues related to vehicular traffic movement within the shopping center parking lot arise from parents dropping off and picking up students, the Applicant shall be required to work with Staff to provide a loading zone at the rear of the unit.

19. The doors to the facility shall remain closed during business operation to minimize any noise that may be emitted from the facility and at no time shall any activities take place outside of the building unless special permission is granted through the Special Event Permit process.
20. This Conditional Use Permit may be periodically monitored to insure that it is being operated in a manner consistent with City regulations, these conditions of approval and that the use is being operated in a manner which is not detrimental to the public health, safety or welfare.

21. No exterior improvements are approved as part of this approval. Should any improvements be proposed in the future, they may be subject to review by the Development Plan Review Board.

22. The Applicant shall be prohibited from the installation of opaque material on the store front windows to block the view into the tenant space. Any proposal to shield views into the space shall be reviewed and approved by the Planning Department.

23. Building permits for any tenant improvements on this project must be issued within one year from the date of the final approval or the application shall become null and void.

24. Failure to comply with all of the above conditions will result in the matter being set for revocation of use hearing before the Planning Commission in accordance with Chapter 18.200 of the San Dimas Municipal Code.

End of Conditions
GRACIE JIU-JITSU

SAN DIMAS
Plan of Operation

Initial Opening

A majority of our existing students returned to our school upon relocating. We offer a 10-day free trial to anyone interested in joining a class. Generally, our advertisement is done via the internet (www.gracieuniversity/sandimas.com) or (www.gijsandimas.com) and social media.

Classes:

Gracie Jiu Jitsu San Dimas offers a wide variety of classes each week. With over 80 years of development in the structure and curriculum, the schedules are staggered to keep traffic flow through the centers to a minor level. A single class will depend on attendance and can be between 1 to 15 students.

*Gracie Bullyproof – Between the ages of 5 and 12
*Little Champs - Ages 5 to 7 years old
*Junior Grapplers – Ages 8 to 12 years old
*Black Belt Club – Invitation Only for excelling Bullyproof students in the above programs

*Adult Classes
  • Gracie Combatives – Beginners
  • The Master Cycle – Advanced and students who have completed Combatives
  • Women Empowered – Women of all ages – Pink Belt program
  • Law Enforcement Program – Law Enforcement only Survival Tactics
  • Private Classes – Any students who request one on one instruction
  • Open Mat – Open mat for extra practice time

Hours of Operation:

• Morning Combatives and Master Cycle – 8:00 AM – 12:00 PM
• Private Training – Generally morning and testing in early afternoon sessions
• Afternoon kids, Combatives, Master Cycle & WE classes – 4:30 PM – 8:00 PM
• Law Enforcement Classes – 1:00 PM – 3:30 PM

*Times may vary depending on Instructor availability.
Gracie Jiu-Jitsu San Dimas is a Level 4 Certified Training Center and has been operating for nearly 11 years. Formerly, we were located in the City of La Puente however decided to relocate to San Dimas in early 2019. We were eager to move to the area to provide a better location and training atmosphere for our students. We have relocated to 1142 Via Verde, which is in the same shopping center a Vons, near the Agent Louie Pompei memorial.

Gracie Jiu Jitsu San Dimas is a Certified Training Center under the original Gracie Academy in Torrance, California. We are one of the only level 4 training centers in the state and are owned and operated by local law enforcement officers. Currently, we offer classes ranging from Gracie Bullyproof, Junior Grapplers, Women Empowered, Gracie Combatives (Beginners) and The Master Cycle (Advanced) and Gracie Survival Tactics (Law Enforcement). We offer 10-day free trials to anyone interested in joining our classes.

We relocated to this area at the beginning of 2019 and were recently given notice that a license and C.U.P. were required to operate in this area, which were not needed at our previous location. We apologize for any inconvenience and want to reassure the commission that Gracie Jiu Jitsu San Dimas will be in alignment with the San Dimas city rules and ordinances. The current location was formerly Red Dragon Karate and the layout has remained essentially the same, see attached diagram and photos. The unit is about 1,500 square feet, in addition the shopping center appears to only be about 50% leased and seems to be declining. We have signed a three-year lease, ending at the end of 2021 and have seen an increase in our business and community interest since our relocation to San Dimas.

We have attached a diagram of the layout, photographs and additional plans for operation. Please feel free to contact me via email: ricksongraciele1@aol.com or phone 626-419-4039. We appreciate your time and consideration and will take the appropriate steps to ensure city compliance.

Respectfully,

Luke Kovach
Owner – Gracie Jiu Jitsu San Dimas

Jorge Galares
Owner / Professor
<table>
<thead>
<tr>
<th>Monday</th>
<th>Tuesday</th>
<th>Wednesday</th>
<th>Thursday</th>
<th>Friday</th>
<th>Saturday</th>
<th>Sunday</th>
</tr>
</thead>
<tbody>
<tr>
<td>Morning Privates</td>
<td>Morning Privates</td>
<td>Morning Privates</td>
<td>Morning Privates</td>
<td>Morning Privates</td>
<td>Combatives 8:00am 10:00am</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Master Cycle 10:00am 12:00pm</td>
<td></td>
</tr>
<tr>
<td>Law Enf. 1:00pm-3:30pm</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Law Enf. 1:00pm-3:30pm</td>
</tr>
<tr>
<td>Testing 3:30pm-5:00pm</td>
<td>Kids 4:30pm-5:30pm</td>
<td>Testing 1:00pm-5:00pm</td>
<td>Kids 4:30pm-5:30pm</td>
<td>Testing 1:00pm-5:00pm</td>
<td>Special Events</td>
<td></td>
</tr>
<tr>
<td>Combatives 5:00pm-6:30pm</td>
<td>Master Cycle 5:30pm 6:30pm</td>
<td>Women Empowered 5:30pm 6:30pm</td>
<td>Combatives 5:00pm 6:30pm</td>
<td>Women Empowered 5:30pm 6:30pm</td>
<td>Special Events</td>
<td></td>
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<tr>
<td>Master Cycle 6:30pm-8:00pm</td>
<td>Master Cycle 6:30pm-8:00pm</td>
<td>Master Cycle 6:30pm-8:00pm</td>
<td>Master Cycle 6:30pm-8:00pm</td>
<td>Master Cycle 6:30pm-8:00pm</td>
<td>Special Events</td>
<td></td>
</tr>
</tbody>
</table>

*Class orders are subject to change depending on instructor availability*
Free Training & Family Discounts

Gracie Jiu-jitsu San Dimas
1142 Via Verde Avenue San Dimas, CA 91773 (626) 433-3517
www.gracieuniversity.com/sandimas

GRACIE FAMILY DISCOUNTS
- Discounted rates are only valid for students enrolled in a 12 or 24 month program.
- Discounts are applied to the family member enrolled in the lowest priced tuition.
- Discounts applicable towards group classes only.
- Students on family discounts must be on the same billing.

<table>
<thead>
<tr>
<th>1st Family Member</th>
<th>2nd Family Member</th>
<th>3rd Family Member (And any thereafter)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full Price</td>
<td>25% Discount</td>
<td>50% Discount</td>
</tr>
</tbody>
</table>

Adult Referral Program

1. **Referral = 1 Free Month of Training**

   For each friend you refer to the Gracie Jiu-jitsu San Dimas.

   **5 Simple Steps for Free Training:**
   1. Find any person who is interested in learning the most effective form of self-defense.
   2. Come with them to “Bring a Friend Class” (Gracie Combatives class on Saturday)
   3. We will let them borrow a gi and participate in the class absolutely FREE.
   4. During the class, you will partner up with your friend so that you can help them understand the techniques.
   5. If your friend likes the class and decides to sign up, you get one month of FREE Training.

   • Free Month Credit will be issued after the referral's 10 day trial period has expired and they have committed to the program.
   • A Free Month means that your account will be frozen (you will not be charged) for one month of training.
   • Free Training will not be issued for referred family members when the family discount is applied.

   **Honorary Gracie = Free Lifetime Membership Pass**
   1. Refer a total of 16 friends to Gracie Jiu-jitsu San Dimas.
   2. Qualify for Gracie Jiu-jitsu Purple Belt.
   3. Train for a Minimum of 5 Years at the Gracie Jiu-jitsu San Dimas.

   • All Honorary Gracie passes are tracked on the back of your Belt Qualification/class attendance card as well as in the front desk computer.
   • Lifetime Membership Pass is valid for group classes only.
   • Referral Credit is awarded only if referred student enrols in one of the 12 month training programs.

Child Referral Program

1 Month of FREE Training

For each friend you refer to the Gracie Academy*

**5 Simple Steps for Free Training:**
1. Find a friend who is interested in learning the most effective form of self-defense.
2. Bring them to the Academy on the day of your regular kid’s class.
3. We will let them borrow a gi and participate in the class absolutely FREE.
4. During the class, you will partner up with your friend so that you can help them understand the techniques.
5. If your friend likes the class and decides to sign up, you get one month of FREE Training.

• Free Month Credit will be issued after the referral's 10 day trial period has expired and they have committed to the program.
• A Free Month means that your account will be frozen (you will not be charged) for one month of training.
• Free Training will not be issued for referred family members when the family discount is applied.
Private Classes or Group Classes?

Group Class Benefits

1. **No Experience Necessary**: We structure all beginner Gracie Academy programs so that you can start at any time without any previous experience. Regardless of your age, athletic ability, or skill level, you will be able to execute the techniques on your very first day.

2. **Maximum Mat Time**: With several group classes available per week, students are able to get the most amount of training time for a most reasonable price.

3. **Different Body Types**: In a street fight, you will not be allowed to choose your opponent. In group classes, you will have the opportunity to practice your techniques on training partners of various body types, and this will ensure your readiness for whatever comes your way.

4. **Join the Family**: Gracie Academy students, and their instructors, are a family bonded by their quest for self-mastery on and off the mat. Join the group classes and you automatically become part of the family.

Private Class Benefits

1. **Personal Attention**: The techniques taught in group classes and private classes are the same. The difference is that when you are training one-on-one with an instructor, he/she will give you immediate feedback regarding your technical execution since he/she knows precisely how it is supposed to feel. In a group lesson, unless you have a very attentive training partner, you may make a mistake and not realize it, and this may lead to the development of bad habits.

2. **Linear Learning**: Although the group classes require no previous experience, it has been proven that the order in which you learn the techniques greatly affects the time it takes you to master the art. In private lessons, your instructor will present the techniques in the optimum order.

3. **Flexible Schedule**: In general, private lessons can be scheduled at any time, day or night, however crazy your schedule may be; and you will always be able to get your weekly dose of Gracie Jiu-Jitsu.

4. **Minimum Time, Maximum Results**: Whether you only have 30 days to train before you are deployed, or you are traveling from halfway around the world to spend one week at a Gracie Academy Certified Training Center, private classes will enable you to get the most amount of knowledge in the least amount of time.

5. **Quick Boost**: If you regularly attend the group classes and want to tighten up on a few Gracie Combatives techniques or get ready for a test, you can schedule a one-time private class to give you a boost.

6. **Disability**: If you or a loved one have a physical or mental disability that could get in the way from benefiting fully in a group class setting, private classes are a great option since the instructor will be able to modify the techniques to accommodate special needs.

<table>
<thead>
<tr>
<th>Instruction Belt Level</th>
<th>Single Class</th>
<th>12 Classes</th>
<th>23 Classes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blue Belt Instructor</td>
<td>$50</td>
<td>$500 ($40/ hour)</td>
<td>$690 ($30/ hour)</td>
</tr>
<tr>
<td>Purple Belt Instructor</td>
<td>$100</td>
<td>$1000 ($85/ hour)</td>
<td>$1600 ($70/ hour)</td>
</tr>
<tr>
<td>Brown Belt Instructor</td>
<td>$150</td>
<td>$1500 ($125/ hour)</td>
<td>$2300 ($100/ hour)</td>
</tr>
<tr>
<td>Black Belt Instructor</td>
<td>$200</td>
<td>$2040 ($170/ hour)</td>
<td>$3450 ($150/ hour)</td>
</tr>
</tbody>
</table>

*To schedule a private class, speak directly to the instructor(s).*

1142 Via Verde Avenue San Dimas, CA 91773 (626) 433-3517
www.gracieuniversity.com/sandimas

**Exhibit E**

**PAGE 25**
The Fastest Way to Street Readiness. Guaranteed.™

In the late 1920’s, Grand Master Helio Gracie created Gracie or Brazilian Jiu-Jitsu after he realized that he was physically too frail to utilize the traditional Japanese techniques. Proven over the last 80 years to be the most reliable system for a smaller person to defeat a larger, more athletic opponent, the techniques of Gracie Jiu-Jitsu are based on precise timing and effective use of leverage so that virtually anyone can do them, man or woman, regardless of size or athletic ability. Although Gracie Jiu-Jitsu consists of over 600 techniques, studies of the fights conducted by members of the Gracie Family have shown that 36 techniques have been used more often and with greater success than all the other techniques combined. Originally developed for the U.S. Army, Gracie Combatives is the only course that entirely dedicated to the mastery of these 36 essential techniques.

Step 1: Learn the Techniques
The 36 Gracie Combatives techniques have been strategically divided into 23 one-hour classes so that you can complete the course at your own pace. Each lesson was strategically designed so that no previous experience is required to participate in any one of them. As a result, you can complete them in any order. Upon enrolling, you will be issued a Gracie Combatives Card on which all your progress will be tracked and each month you will receive a Gracie Combatives Calendar that depicts which techniques will be taught on each day throughout the entire month.

Step 2: Develop Your Reflexes
Once you complete each of the 23 Gracie Combatives lessons two times, you will qualify to participate in the Reflex Development (RD) classes. In these classes you will learn how to execute the 36 techniques in the combinations and sequences that are most likely to occur in a real fight.

Step 3: Earn Your Combatives Belt
Once you complete each of the Gracie Combatives lesson a third time and you develop your reflexes in the execution of all 36 techniques individually and in every possible combination, you will qualify to be tested for promotion to Combatives belt. (See Blue Belt Qualification Requirements for details).

Program Pricing
Gracie Combatives is a 12 month program.

<table>
<thead>
<tr>
<th>Monthly Classes:</th>
<th>8</th>
<th>12</th>
<th>Unlimited Access (MC + C)</th>
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</thead>
<tbody>
<tr>
<td>Monthly Tuition:</td>
<td>$150</td>
<td>$175</td>
<td>$220</td>
</tr>
<tr>
<td>Additional Classes:</td>
<td>$15/ class</td>
<td>$15/ class</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Bonus Offer: Get 1 Month FREE when you purchase 12 months up front!

Contact Gracie Jiu-jitsu San Dimas to Get Started Today!

Web: GracieUniversity.com/SanDimas  Address: 1142 Via Verde Ave. San Dimas, CA.91773  Phone: (626) 432-3537