

CLAREMONT PLANNING COMMISSION

MEETING AGENDA

“We are a vibrant, livable, and inclusive community dedicated to quality services, safety, financial strength, sustainability, preservation, and progress with equal representation for our community.”

City Council Chamber
225 Second Street
Claremont, CA 91711



Tuesday
October 15, 2019
7:00 PM

COMMISSIONERS

RICHARD ROSENBLUTH
CHAIR

RICK REED

JAMES JACKSON

PARKER G. EMERSON

STEVEN FRIESON

DOUGLAS LYON

LEIGH ANNE JONES

CALL TO ORDER THE MEETING OF THE PLANNING COMMISSION

ROLL CALL

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

PUBLIC COMMENT

The Commission has set aside this time for persons in the audience who wish to comment on items that ARE NOT LISTED ON THIS AGENDA, but are within the jurisdiction of the Planning Commission. Members of the audience will later have the opportunity to address the Planning Commission regarding ALL OTHER ITEMS ON THE AGENDA at the time the Commission considers those items.

At this time the Commission will take public comment for 30 minutes. Public Comment will resume later in the meeting if there are speakers who did not get an opportunity to speak because of the 30-minute time limit.

The Brown Act prohibits the Commission from taking action on oral requests relating to items that are not on the agenda. The Commission may engage in a brief discussion, refer the matter to staff, and/or schedule requests for consideration at a subsequent meeting.

The Commission requests, but does not require, speakers to identify themselves. When you come up to speak, please state your name unless you wish to remain anonymous. Each speaker will be allowed four (4) continuous minutes.

CONSENT CALENDAR

All matters listed on the consent calendar are considered to be routine. The Planning Commission or one or more Commissions and/or Committees have previously considered most of the items on the consent calendar. The Commission may act on these items by one motion following public comment.

Only Commissioners may pull an item from the consent calendar for discussion.

The Commission will waive reading of resolutions. Each resolution will be numbered following Commission approval.

Now is the time for those in the audience to comment on the consent calendar. Each speaker will be allowed four (4) continuous minutes to comment on items on the consent calendar.

1. PLANNING COMMISSION MEETING MINUTES OF SEPTEMBER 17, 2019

Recommendation: Staff recommends that the Planning Commission approve and file the Planning Commission meeting minutes of September 17, 2019.

Attachment(s): Draft Planning Commission Meeting Minutes 9-17-19

PUBLIC HEARING

Each speaker providing public comment will be allowed four (4) continuous minutes to speak, which cannot be delegated.

2. CONDITIONAL USE PERMIT (FILE #19-C07), REQUEST TO ALLOW AN INDOOR CYCLING FITNESS STUDIO AT 665 E. FOOTHILL BOULEVARD, SUITE K. APPLICANTS - FALLON GRAHAM AND BERNADETTE LEGRANT FOR ON YOUR GRIND, LLC.

Recommendation: Staff recommends that the Planning Commission adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT APPROVING CONDITIONAL USE PERMIT #19-C07, TO ALLOW AN INDOOR CYCLING FITNESS STUDIO AT 665 E. FOOTHILL BOULEVARD, SUITE K, BY APPLICANTS - FALLON GRAHAM AND BERNADETTE LEGRANT FOR ON YOUR GRIND, LLC.

Attachment(s): Resolution Approving Conditional use Permit #19-C07
Site and Floor Plan
Parking Counts

ADMINISTRATIVE ITEM - None

REPORTS

Commission

Mayor/Chair Meeting

*Commissioner Comments***Staff***Briefing on Council Meetings**Briefing on Other Items**Upcoming Agendas and Events***ADJOURNMENT**

THE NEXT REGULAR MEETING OF THE CLAREMONT PLANNING COMMISSION WILL BE HELD ON, NOVEMBER 5, 2019, AT 7:00 P.M. IN THE CLAREMONT CITY COUNCIL CHAMBER, 225 SECOND STREET.

MATERIALS RELATED TO AN ITEM ON THIS AGENDA, AND SUBMITTED TO THE PLANNING COMMISSION AFTER PUBLICATION OF THE AGENDA, ARE AVAILABLE TO THE PUBLIC IN THE CITY CLERK'S OFFICE AT 207 HARVARD AVENUE, CLAREMONT, MONDAY THROUGH THURSDAY, 7 AM – 6 PM. SUBJECT MATERIALS WILL BE MADE AVAILABLE ON THE CITY WEBSITE AS SOON AS POSSIBLE - www.ci.claremont.ca.us. For more information, please call the City Clerk's Office at 909-399-5461.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, THIS AGENDA WILL BE MADE AVAILABLE IN APPROPRIATE ALTERNATIVE FORMATS TO PERSONS WITH DISABILITIES. ANY PERSON WITH A DISABILITY WHO REQUIRES A MODIFICATION OR ACCOMMODATION IN ORDER TO PARTICIPATE IN A CITY MEETING SHOULD CONTACT THE CITY CLERK AT 909-399-5461 "VOICE" OR 1-800-735-2929 "TT/TTY" AT LEAST THREE (3) WORKING DAYS PRIOR TO THE MEETING, IF POSSIBLE.

I, NANCY KRAHN, SR. ADMINISTRATIVE ASSISTANT OF THE CITY OF CLAREMONT, CALIFORNIA, HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING AGENDA WAS POSTED AT CLAREMONT CITY HALL, 207 HARVARD AVENUE, ON OCTOBER 10, 2019, PURSUANT TO GOVERNMENT CODE SECTION 54954.2.

ANY ITEMS WHICH HAVE NOT BEEN INITIATED BY 10:00 P.M. WILL BE CONTINUED TO THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING. FURTHER, ANY ITEM INITIATED BEFORE 10:00 P.M. ON WHICH A CONCLUSION HAS NOT BEEN REACHED BY 10:15 P.M. WILL BE CONTINUED TO THE NEXT REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION.

POST THROUGH: OCTOBER 16, 2019



Claremont Planning Commission

Agenda Report

File #: 3088

Item No: 1.

TO: PLANNING COMMISSION

FROM: BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR

DATE: OCTOBER 15, 2019

Reviewed by:
Finance Director: N/A

SUBJECT:

PLANNING COMMISSION MEETING MINUTES OF SEPTEMBER 17, 2019

RECOMMENDATION

Staff recommends that the Planning Commission approve and file the Planning Commission meeting minutes of September 17, 2019.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Copies are available at the City Hall public counter, the Youth Activity Center, the Alexander Hughes Community Center, and the City website.

Submitted by:

Prepared by:

Brad Johnson
Community Development Director

Nancy Krahn
Senior Administrative Assistant

Attachment:

Planning Commission Meeting Minutes of September 17, 2019

Chair Rosenbluth called for nominations for the position of Vice Chair.

Commissioner Reed nominated Leigh Anne Jones as Vice Chair of the Planning Commission.

Chair Rosenbluth nominated Doug Lyon as Vice Chair of the Planning Commission.

There were no additional nominations.

Chair Rosenbluth invited public comment. Seeing no requests to speak, public comment was closed.

Commissioner Frieson moved that Leigh Anne Jones be appointed to the position of Vice Chair of the Planning Commission; seconded by Commissioner Reed, and carried on the following vote:

AYES: Commissioners – Emerson, Frieson, Jackson, Jones, Lyon, Reed, Rosenbluth

NOES: Commissioner – None

ABSENT: Commissioner - None

PUBLIC COMMENT

Chair Rosenbluth invited public comment. Seeing no one wishing to speak, public comment was closed.

CONSENT CALENDAR

2. PLANNING COMMISSION MEETING MINUTES

Chair Rosenbluth submitted minor changes to pages three and five of the June 4, 2019 minutes, pages one and four of the June 18, 2019 minutes, and pages one, three, six and seven of the July 2, 2019 minutes.

Commissioner Lyon moved to approve the June 4, 2019 Planning Commission meeting minutes as amended; seconded by Commissioner Emerson, and carried on a vote as follows:

AYES: Commissioners - Emerson, Frieson, Jackson, Lyon, Rosenbluth

NOES: Commissioner - None

ABSENT: Commissioner - None

ABSTENTION: Commissioners – Jones, Reed

Commissioner Emerson moved to approve the June 18, 2019 Planning Commission meeting minutes as amended; second by Commissioner Lyon, and carried on a vote as follows:

AYES: Commissioners - Emerson, Jackson, Jones, Lyon, Reed, Rosenbluth
NOES: Commissioner - None
ABSENT: Commissioner - None
ABSTENTION: Commissioner – Frieson

Commissioner Lyon moved to approve the July 23, 2019 Planning Commission meeting minutes as amended; second by Commissioner Jones, and carried on a vote as follows:

AYES: Commissioners - Frieson, Jackson, Jones, Lyon, Rosenbluth
NOES: Commissioner - Emerson
ABSENT: Commissioner - None
ABSTENTION: Commissioner – Reed

PUBLIC HEARING

3. CONDITIONAL USE PERMIT REQUEST (FILE #19-C06), TO ALLOW FOR A MESSAGE BUSINESS LOCATED AT 358 WEST FOURTH STREET. APPLICANT – FRIEDERIKE (RIKI) WOLF

Community Development Director Brad Johnson provided a PowerPoint presentation, highlighted the staff report, and responded to Commissioner's questions related to the former locksmith business which is now vacant and the proposed wash basin meeting code requirements for massage establishments.

The landlord shared that his folks built the property in the 1950's. He stated it is not ADA compliant and there are no major modifications, the bathroom is small but adequate with complete privacy. He stated that he is not required to have an ADA bathroom in that location.

Commissioner Emerson inquired if this is an existing bathroom in this building. The landlord answered that it is an existing bathroom. The landlord also shared that the key shop went out of business because they couldn't make it selling keys.

Applicant Friederike Wolf thanked staff for an outstanding job and stated that the attention to detail was impressive. She also stated that it is not a sterile environment; no massage establishment is. She stated that linens are completely changed after each client and they are laundered and taken out of the facility at the end of the business day. She said the hot stones get soaked in alcohol, are air dried, and get placed back in a heater. She stated that the only reason for her to wear gloves would be if she came in contact with special skin conditions or fungi. Those gloves would get disposed of in a special trash can. She stated that no instruments are used and that she only uses her

hands. Ms. Wolf shared that her career was ended in a beautiful way. She worked in healthcare for most of her life and when she retired, she realized she loved doing massage and had done massage as a bedside nurse since 1981. When the rules changed to require the licensing in 2015, she got her license. She said most of her clients come from Pilgrim Place, The Gardens, and the Colleges.

Commissioner Lyon inquired about the Lomi-Lomi Hawaiian massage. Ms. Wolfe stated that it is a Polynesian massage that mainly involves the blades of the arms and very little with the hands, native Hawaiian music, and ceremonial incense.

Chair Rosenbluth invited public comment. Seeing no one wishing to speak, public comment was closed.

Commissioner Frieson had no comments.

Commissioner Emerson stated he is in favor of the CUP and believes it has some good opportunities.

Commissioner Jackson commented that he likes the idea of a resident wanting to do business in Claremont. He stated he is in favor of the massage establishment. He has hope that the retail sales will develop and it will help the city with sales tax.

Commissioner Jones is in agreement with the Findings.

Commissioner Reed commented that he will approve the business.

Commissioner Lyon commented that he is in favor of the business. He is disappointed in losing the locksmith shop in town. He feels we are losing our economic diversity in the Village and shifting into a more mono culture. He supports the business and the Findings.

Commissioner Lyon moved to adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT, APPROVING CONDITIONAL USE PERMIT #19C-06, TO ALLOW FOR THE ESTABLISHMENT OF A MASSAGE THERAPY BUSINESS LOCATED AT 358 WEST FOURTH STREET. APPLICANT – FRIEDERIKE (RIKI) WOLF.

Chair Rosenbluth stated he agrees with his fellow Commissioners' comments. He is in agreement with the Findings.

The motion was seconded by Commissioner Emerson, and the motion carried on a vote as follows:

AYES: Commissioner - Emerson, Frieson, Jackson, Jones, Lyon, Reed, Rosenbluth

NOES: Commissioner - None

ABSENT: Commissioner - None

ADMINISTRATIVE ITEMS - None

REPORTS

Commission

Mayor/Chair Meeting

Chair Rosenbluth reported that the last Mayor/Chair meeting was on July 8. The main discussion was on the upcoming sales tax Measure CR. He reported that the City Manager said two bills passed SB102 and AB101 that will provide funding for homelessness and low-income housing. Community and Human Services reported that they have a full commission. The City Arborist Director Dave Roger retired. Lighting has been approved for Memorial Park. Blaisdell Park will be getting new play equipment. There are new standards for bus stops. The Traffic and Transportation Commission reported that there will be a change to the slurry seal schedule extended from seven to a fourteen-year rotation. They are looking at the bus shelters and stops.

Commissioner Comments

Commissioner Jackson inquired if there was a proposal coming on the Village West property. Director Johnson stated that staff has not heard from the property owner. Commissioner Jackson inquired if there would be any kind of art in that vacant space. Director Johnson stated that the staff coordinator liaison to the Public Art Committee is going to bring an item to the Committee to put some artwork on the iron fence.

Commissioner Lyon reported that when going east on Foothill Boulevard from Indian Hill Boulevard, coming up to College Avenue there is a proper right turn lane to turn south onto College Avenue. He said for Yale and Harvard there are bulb outs. Commissioner Lyon stated that he provided information from the highway design manual a few months ago to Director Johnson. He inquired if there is an update or if there will be some shrinking back or is something going to be done with the bulb outs to make more room for right turn movements so that they don't interfere with through traffic. Director Johnson stated that he provided the documents to the City engineer. He said at this point the design has been approved in the Master Plan and he's been provided funding and permission to move ahead. Unless the Police Department says there is a traffic safety concern, there will be no modifications, redesign changes, or removal of the bulb outs.

Chair Rosenbluth stated that the City issued a press release that the scope of the EIR was being changed on the Village South Specific Plan. He requested an update on the draft Specific Plan, draft EIR, and the scope. Director Johnson reported that when the number of 1,140 units was released for the scoping public hearing notice and the presentation was made to the public, people within the community were concerned that the number was very high for what they perceive as not being that big of a geographical area. He stated that staff is spending a lot of time explaining what those numbers mean to the public and it's challenging to do that without getting documents out for public

review. He reported that the project is behind schedule. Metro has provided a twelve-month extension to the City. He said it was supposed to be a three-year grant and we have till June 2020 to complete the project. Director Johnson explained that the EIR is looking at the most impact of a project and mitigating for the maximum amount of environmental impact. Staff is doing their best to get the Specific Plan out to the public soon.

Chair Rosenbluth stated that the press release tried to make it clear that the new maximum of 900 dwelling units in the area but this was a case of maximums and when the process moves forward different standards other than that could be set by the City Council for the development of that area and that a less or more residential development standards could be approved if that's what the City Council decides. Chair Rosenbluth inquired if that is correct. Director Johnson acknowledged that the EIR is looking at the most impactful numbers and the plan itself can be formulated in a way that can limit development intensities and densities however the City Council feels it is appropriate.

Chair Rosenbluth inquired if non-residential uses are considered less of an impact and asked if that is why they aren't being seen as an extreme maximum case. Director Johnson said they are not less impactful, they are studied differently on traffic generation rates, and they are being studied in the EIR. He stated that there will be various land use scenarios outlined in the EIR.

Commissioner Lyon inquired what the meeting would look like when the Specific Plan is brought to the Planning Commission for the first time. Director Johnson stated he would prefer the meeting to be a workshop meeting with at least a few chapters of the draft plan available to review.

Commissioner Jackson inquired on the extension that was granted and asked if the contractor has been notified that they will be penalized if they don't get the job done on time. Director Johnson stated that the contractor is aware that the City is anxious for them to be focused on the project and get it completed.

Commissioner Jackson inquired if there will be many residences on the first level or will it be primarily commercial. Director Johnson stated there is a core area of the plan that is closer to the existing village that is mandated to be commercial retail on the ground floor.

Commissioner Jackson also inquired about the height of the buildings. Director Johnson stated it is defined in the goals and principals; one and two story with limited three on the front along Arrow Hwy and Indian Hill Boulevard, two and three on the interior and other periphery with a limit of four.

Commissioner Emerson commented that he thought that the street light replacement program was completed. He commended the City on the new lights. Director Johnson stated he believed it was completed.

Staff

Briefing on Council Meetings

Director Johnson reported on items of interest from the previous City Council Meeting.

Briefings on Other Items

None.

Upcoming Agendas and Events

Director Johnson updated the Commission on what items will be coming before the Commission on future agendas.

ADJOURNMENT

Chair Rosenbluth adjourned the meeting at 8:00 p.m. The next regular meeting of the Planning Commission will be held on October 1, 2019.

Chair

ATTEST:

Senior Administrative Assistant



Claremont Planning Commission

Agenda Report

File #: 3090

Item No: 2.

TO: PLANNING COMMISSION

FROM: BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR

DATE: OCTOBER 15, 2019

Reviewed by:

Finance Director: N/A

SUBJECT:

CONDITIONAL USE PERMIT (FILE #19-C07), REQUEST TO ALLOW AN INDOOR CYCLING FITNESS STUDIO AT 665 E. FOOTHILL BOULEVARD, SUITE K. APPLICANTS - FALLON GRAHAM AND BERNADETTE LEGRANT FOR ON YOUR GRIND, LLC.

SUMMARY

On Your Grind, LLC submitted an application for a Conditional Use Permit (CUP) to allow an indoor cycling fitness studio located in Suite K of the "College Center" shopping center located at 665 East Foothill Boulevard in the Commercial Highway (CH) Zoning District. The subject tenant space has a total of 1,631-square-feet and is located at the east side of the existing commercial center between the Blue Fin Sushi Restaurant and Little Crown Pediatric Dentistry. On Your Grind is a modestly sized spin cycling and fitness studio with 20 stationary bikes that offers spin classes and mat and band classes.

Staff finds that the proposed indoor cycling fitness studio is consistent with the Claremont Municipal Code (CMC), the General Plan, and the Highway Commercial zoning designation, and that all of the required CUP findings can be met for the subject project.

RECOMMENDATION

Staff recommends that the Planning Commission adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT APPROVING CONDITIONAL USE PERMIT #19-C07, TO ALLOW AN INDOOR CYCLING FITNESS STUDIO AT 665 E. FOOTHILL BOULEVARD, SUITE K, BY APPLICANTS - FALLON GRAHAM AND BERNADETTE LEGRANT FOR ON YOUR GRIND, LLC.

ALTERNATIVES TO RECOMMENDATION

In addition to the recommendation, the following alternatives have been identified:

- A. Continue the item for additional information.
- B. Express an intent to deny CUP #19-C07 in its entirety, specifically identifying the findings of Section 16.303.040 that cannot be met, and continue the item to October 23, 2019, for adoption of a denial resolution.

FINANCIAL REVIEW

Costs associated with the review of this project have been borne by the applicant.

BACKGROUND

The project site, located near the intersection of Foothill and Claremont Boulevards has a zoning designation of Commercial Highway (CH) and a General Plan designation of Commercial. The tenant suite for which the fitness studio is proposed is located within the College Center shopping center. The existing shopping center is comprised of three separate parcels having a total size of approximately 3.4-acres with three freestanding one-story structures that house a variety of commercial uses. Suite K is a tenant suite of 1,631-square-feet located on the east side of the largest building in the College Center development with a total of 17,320-square-feet. The commercial center has a total of 146 parking spaces between the three separate parcels. The Chevron gas station located at the northwest corner of the intersection of Foothill and Claremont Boulevards is not considered as part of the College Center development. The submitted site plan (Attachment B) identifies the location of Suite K.

Existing businesses that occupy the surrounding tenant spaces include, but are not limited to, a yoga studio, a Pilates studio, Starbucks café, pet store and pet adoption facility, and various food establishments. The other tenant buildings in the shopping center, 653 E. Foothill Boulevard to the west of the project site include the Kiddie Academy daycare, financial planning office, and a vacant tenant space. Adjacent land uses to the subject site, includes multi-family housing to the north, single-family homes to the west, an Arco gas station and veterinary hospital to the east and Pitzer College to the south.

Pursuant to the Permitted Use Chart in Chapter 16.051 of the CMC, “sports and health clubs” require approval of a CUP in the CH zone.

Project Description

The applicant is requesting approval of a CUP to establish On Your Grind, an indoor spin cycling and fitness studio. The studio will offer 50-minute spin classes and along with mat and band classes that teach techniques of stretching and use of bands to strengthen the body. The studio would include the ancillary retail sale of bottled water for clients along with other fitness-related retail goods.

The spin studio is proposed to feature a maximum of 20 bikes that would occupy approximately 600-square-feet near the center of the tenant space. The studio would provide approximately 120-square-feet of space adjacent to the stationary bikes, in which clients will be required to bring their own exercise mats. The spin instructor’s bike would be located along the south wall on a low stage.

Small hanging speakers would be installed from the ceiling near the instructor to provide music for spin classes along with a television where class participants can monitor their speed and endurance during classes. Chairs would be placed along the north wall near the front entrance to serve as a seating/waiting area, while a cash wrap desk will be on the south side of the space near the entrance. A small refrigerator will be located next to the cash wrap for the sale of bottled water.

The rear (east) end of the tenant space features two existing single-use, 8-feet by 7.5-feet gender-neutral restrooms along with two 4-feet by 4-feet gender-neutral changing rooms. Small, wall-mounted storage spaces would be located along the north wall for clients to store personal belongings during workout sessions. A simple floorplan is attached for reference to demonstrate the proposed layout of the fitness studio (Attachment B). The tenant space is currently vacant, however is nearly move-in ready, with limited need for tenant improvements beyond the installation of sound-proofing, mirrors, laminate flooring, and the small changing rooms at the rear of the unit.

Hours of Operation

Proposed hours of operation are in the morning from 6:30 a.m. to noon, and again in the evening from 4:00 p.m. to 8:00 p.m., Monday through Saturday. Hours of operation on Sunday are only from 6:00 a.m. to 12:00 p.m. As mentioned above, spin classes and mat classes are 50-minutes per session. Spin and mat classes would be held separately. The owners of the business, who are certified spin instructors, anticipate that classes will be full for the early afternoon sessions.

The anticipated schedule of classes is as follows:

6:30 a.m. - Spin class
7:30 a.m. - Spin class
8:30 a.m. - Mats and Bands
9:30 a.m. - Mats and Bands
10:30 a.m. - Spin Class
11:30 a.m. - Mats and Bands
4:00 p.m. - Spin Class
5:00 p.m. - Spin Class
6:00 p.m. - Mats and Bands
7:00 p.m. - Mats and Bands

Parking

Indoor fitness studios are subject to the standard commercial parking requirement of one space per 250-square-feet of net floor area for the CH zone pursuant to CMC Section 16.051.030. With a total square footage of 1,631-square-feet the proposed business has a parking requirement of 7 spaces.

While the commercial center is comprised of three unique parcels, its 146 parking spaces are effectively shared between the various businesses in the center. Given the variety of uses at the center, parking demand differs at varying times over the course of the day and the course of the week. Staff conducted parking counts in order to confirm that ample parking exists to satisfy the proposed businesses' parking requirement and to confirm that ample parking exists to support the use of the subject tenant space as an indoor spin cycling studio with 20 bikes. Staff conducted counts between 8 a.m. and 9 a.m., at 11 a.m. and in the afternoons, when the applicants anticipate that classes will be the most full. Staff's review demonstrates the availability of ample parking at all times counts were conducted, with an average of 62 of 146 parking spaces available. Results of the

parking counts are provided as Attachment C.

BASIS FOR RECOMMENDATION

Staff believes that all of the required CUP findings can be met for the proposed project. Staff finds that the proposed use will complement the existing mix of uses in the College Center development and that ample parking exists to support the new indoor cycling studio within the existing tenant space.

CEQA REVIEW

The proposed indoor cycling fitness studio within the existing commercial building footprint is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301(a) Class 1 for existing facilities, in that the project involves the leasing of a tenant space within an existing private structure that involves negligible or no expansion of use beyond that which currently exists. Therefore, no further environmental review is necessary.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Copies are available at the City Hall public counter, Alexander Hughes Community Center, the Youth Activity Center, and the City's website.

On Thursday, October 3, 2019, the property was posted and written notices were mailed to property owners within 300 feet of the boundaries of the site. Copies of this staff report have been sent to the applicant and other interested parties.

Submitted by:

Brad Johnson
Community Development Director

Reviewed by:

Nikola Hlady
Associate Planner

Prepared by:

Cynthia Wong
Planning Intern

Attachments:

- A - Resolution Approving Conditional Use Permit #19-C07
- B - Site Plan and Floor Plan
- C - Parking Counts

RESOLUTION NO. 2019-**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLAREMONT APPROVING CONDITIONAL USE PERMIT #19-C07, TO ALLOW AN INDOOR CYCLING FITNESS STUDIO AT 665 E. FOOTHILL BOULEVARD, SUITE K, BY APPLICANTS – FALLON GRAHAM AND BERNADETTE LEGRANT FOR ON YOUR GRIND, LLC.**

WHEREAS, on October 15, 2019, the applicant submitted an application for a Conditional Use Permit (CUP) (File #19-C07) for the establishment of an indoor cycling fitness studio located at 665 East Foothill Boulevard; and

WHEREAS, the project site is located in the College Center shopping center within the Commercial Highway (CH) Zoning District where indoor recreational gyms are allowed subject to approval of a CUP, and the zoning is consistent with the General Plan designation of Commercial; and

WHEREAS, notice of a public hearing was duly given and the above-mentioned site was posted on October 3, 2019; and

WHEREAS, the Planning Commission held a public hearing on October 15, 2019, at which time all persons wishing to testify in connection with said proposal were heard and said proposal was fully studied.

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY RESOLVE:

Section A. The Planning Commission has determined that the indoor cycling fitness studio use is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(a) Class 1 for existing facilities, in that it involves the leasing of a tenant space within an existing private structure involving negligible or no expansion of use beyond that which currently exists. Therefore, no further environmental review is necessary.

Section B. The Planning Commission makes the following findings in regard to the CUP for the above-described project:

1. The 1,631-square-foot tenant space is adequate in size and shape to accommodate its use as an indoor cycling studio. The indoor cycling studio will not have an adverse impact on the College Center shopping center as the use will be located in an existing tenant space with no additional square footage added to the building footprint. The proposed indoor fitness use will complement the existing mix of uses in the center, which include food, service and other recreation/fitness uses. While the center currently has low vacancy, ample parking exists to support the indoor cycling studio, as evidenced by the parking counts conducted by staff, given the differing peak periods of activity of the businesses in the center.
2. The project site, the College Center commercial development, relates properly to streets and highways that serve it. Vehicular access to the subject site is provided from two existing driveways along Foothill Boulevard and one existing driveway from Claremont Boulevard at the east side of the shopping center. Both are major arterial

streets per the General Plan. The indoor cycling studio is not anticipated to generate traffic that cannot be accommodated by the streets serving the project site. In addition, the applicant anticipates that the studio will also draw customers from the nearby Claremont Colleges, who can walk to the center from the campuses.

3. The establishment of the indoor cycling studio will not impair the integrity and character of the College Center shopping center with its zoning designation of Commercial Highway, nor will it adversely affect adjacent properties or the permitted use thereof. The project does not involve modifications to the building exterior or addition of floor area. In addition, the indoor fitness gym will appropriately complement the existing commercial uses within the center by providing a use (indoor cycling) that does not currently exist there or in the nearby vicinity.
4. The proposed indoor cycling studio use is not contrary to the General Plan as the policies of the General Plan encourage economic and social activity in commercial areas along the City's prominent commercial corridors. The use is consistent with the Commercial designation by the General Plan as it increases the diversity of uses and services available to the community. Further the indoor cycling studio will complement adjacent businesses, increasing the potential that customers will patronize other business within the same commercial center. The use is also consistent with Goal 2-3 of the General Plan Land Use Element, which encourages the accommodation of a range of land uses that meets the economic needs of the City and promotes the development of a diversified local economy. Furthermore, it is consistent with Goal 3-1, to "Maintain a strong, diversified economic base," Policy 3-1.1 to "Encourage a variety of businesses to locate in Claremont."
5. The use will not endanger or otherwise constitute a menace to the public health, safety, or general welfare as it is intended to increase the health and wellbeing of Claremont residents; the indoor cycling studio will provide an opportunity for the community to engage in physical fitness.

Section C. The Planning Commission hereby approves CUP #19-C07, based on the findings of Section 16.303.040 of the CMC outlined in Section B above, and subject to the following conditions:

1. This approval permits an indoor cycling studio at 665 East Foothill Boulevard offering group spin classes and mat and band classes. The location, size, orientation, and internal circulation of the area to be used for indoor fitness shall generally comply with the approved floor plan on file with the Planning Division and as further described in the staff report. The indoor cycling studio is approved up to a maximum of 25 stationary bikes for use by the business' customers.
2. This approval shall be valid for two years from the date of the Planning Commission action. If a business permit is not secured or renewed within that time frame, or an extension is not granted, then this approval shall automatically expire without further action by the City.
3. If the indoor cycling studio use for which this CUP was granted is discontinued for a period of 12 months or more, such use shall not be re-established, and the matter

shall be referred to the Planning Commission to initiate the proceedings for the revocation of this CUP.

4. The indoor cycling studio use is approved to operate between the hours of 6:30 a.m. to 8:00 p.m., seven days per week. Fitness activities shall be conducted as regularly scheduled classes; the business shall not operate as an open gym. Business operations are restricted to inside the tenant space. Any proposed outdoor activities shall require prior approval from the Planning Division.
5. Noise sources associated with music and indoor speakers shall not exceed the noise levels as set forth in Section 16.154.020 of the CMC. The applicant shall install soundproofing materials in order to mitigate potential noise impacts to adjacent commercial tenants. The applicant shall provide evidence of the installation of soundproofing prior to the approval of a business license.
6. Any signage proposed for the indoor fitness gym shall fully comply with the City standards regarding signs further identified in Title 18 of the CMC.
7. Noncompliance with any Condition of Approval shall constitute a violation of the CMC. Violations may be enforced in accordance with the provisions of Title 16 and/or the administrative fines program of Title 1 of the CMC.
8. The applicant/owner, by utilizing the benefits of this approval, shall thereby agree to defend, at its sole expense, any action against the City, its agents, officers, and employees because of the issues of such approval. In addition, the applicant/owner shall reimburse the City et al for any court costs and attorney fees which the City et al may be required 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 the applicant/owner of its obligation hereunder.
9. Failure to comply with any of the conditions set forth above, or as subsequently amended in writing by the City, may result in failure to obtain a building final and/or a Certificate of Occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/or complete demolition of a non-compliant improvement regardless of costs incurred where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.

Section D. The Planning Commission Chair shall sign this Resolution and the Commission's Administrative Secretary shall attest to the adoption thereof.

Passed, approved, and adopted this 15th day of October 2019.

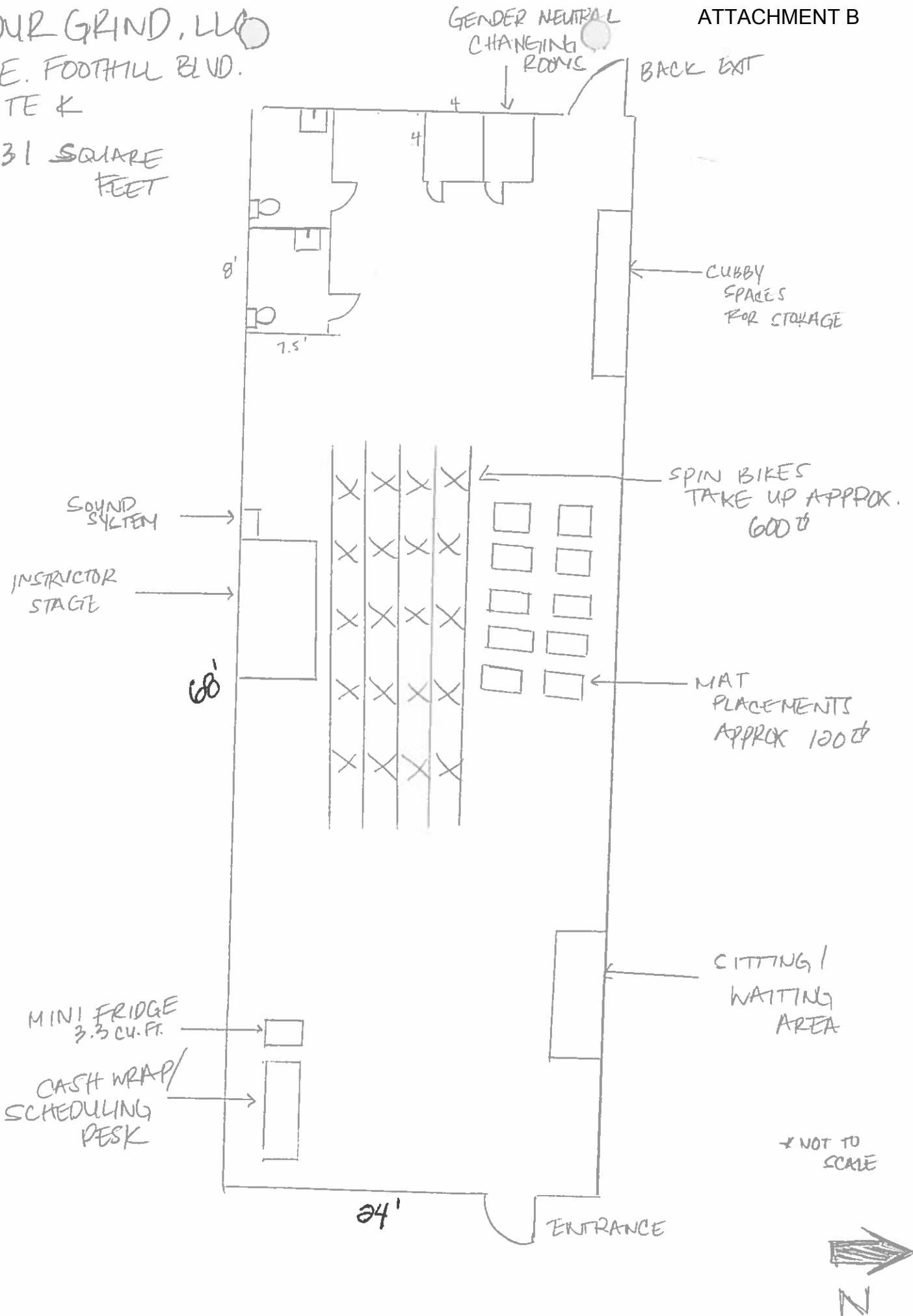
Planning Commission Chair

ATTEST:

Planning Commission Administrative Secretary

ON YOUR GRIND, LLC
665 E. FOOTHILL BLVD.
SUITE K
1,631 SQUARE FEET

ATTACHMENT B



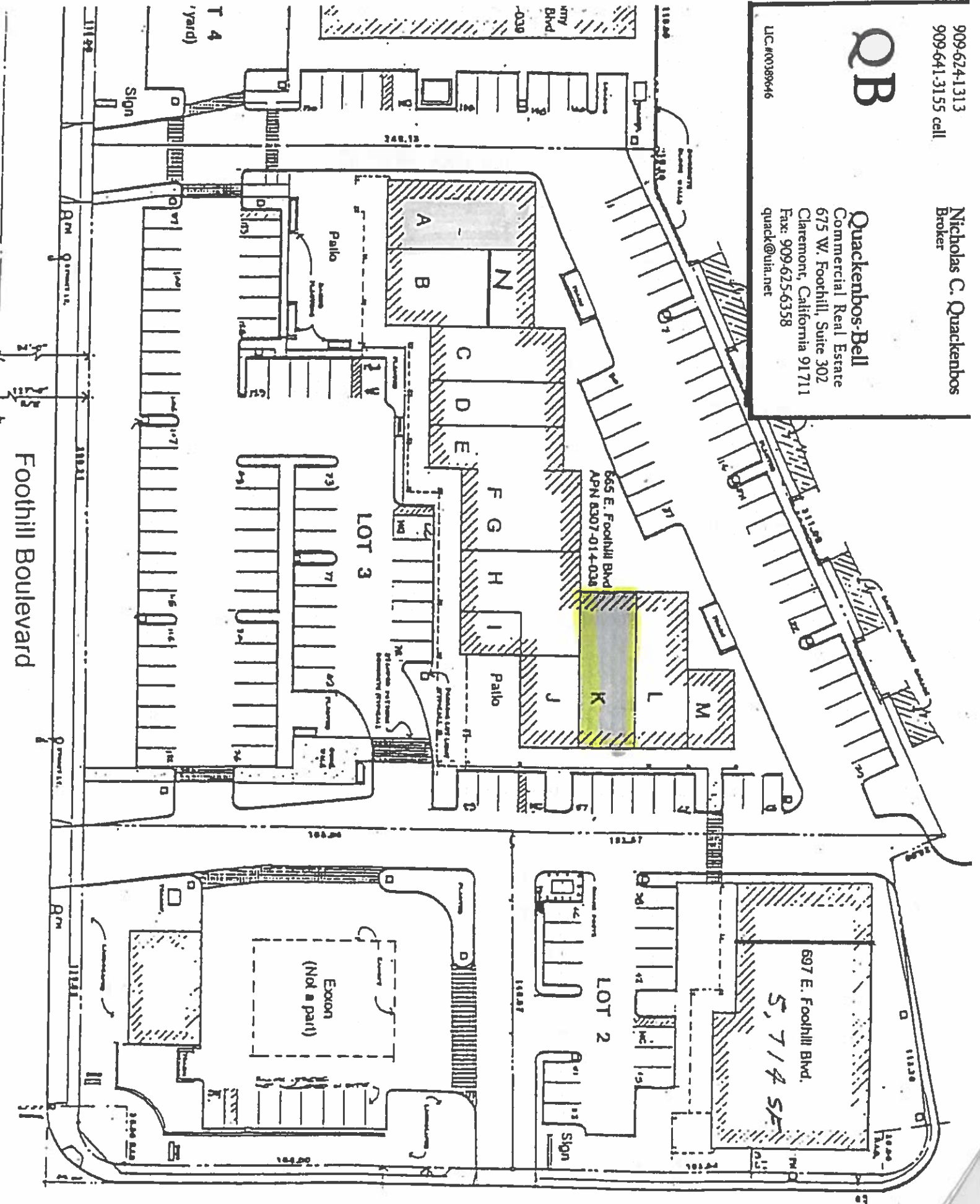
909-624-1313
909-641-3155 cell

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Broker

QB

UIC#00389646

Quackenbos-Bell
Commercial Real Estate
675 W. Foothill, Suite 302
Claremont, California 91711
Fax: 909-625-6358
quack@uira.net



Claremont Boulevard

Foothill Boulevard

Parking Count Results On Your Grind Indoor Cycling Studio (#19-C07)

	Available Parking	Total Parking	Proposed Hours of Operation
Tuesday, 9/24 @ 4pm	45	146	6:30 a.m. - 12:00 p.m., 4:00 pm. - 8:00 p.m.
Wednesday, 9/25 @ 4pm	67	146	6:30 a.m. - 12:00 p.m., 4:00 pm. - 8:00 p.m.
Monday, 9/30 @ 4pm	78	146	6:30 a.m. - 12:00 p.m., 4:00 pm. - 8:00 p.m.
Wednesday, 10/2 @ 11am	49	146	6:30 a.m. - 12:00 p.m., 4:00 pm. - 8:00 p.m.
Thursday, 10/3 @ 9am	52	146	6:30 a.m. - 12:00 p.m., 4:00 pm. - 8:00 p.m.
Thursday, 10/3 @ 4pm	72	146	6:30 a.m. - 12:00 p.m., 4:00 pm. - 8:00 p.m.
Wednesday, 10/9 @ 8am	72	146	6:30 a.m. - 12:00 p.m., 4:00 pm. - 8:00 p.m.
Wednesday, 10/9 @ 3pm	48	146	6:30 a.m. - 12:00 p.m., 4:00 pm. - 8:00 p.m.
Average available parking	60		

Available Parking: Vacant parking spaces located within the Claremont Promenade Shopping Center property (includes vacant parking spaces behind the in-line tenant spaces)

Total Parking: The sum of on-site parking spaces identified for the Claremont Promenade Shopping Center (including parking spaces in front and to the rear of the existing in-line tenant spaces).