

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, August 2, 2006 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Emmett Badar
Commissioner Dave Bratt
Commissioner Stephen Ensberg
Commissioner Yunus Rahi
Commissioner Jim Schoonover
Planning Manager Craig Hensley
Associate Planner Marco Espinoza
Associate Planner Laura Lockett
Assistant Planner Michael Concepcion

CALL TO ORDER

Chairman Badar called the regular meeting of the Planning Commission to order at 7:04 p.m. and Commissioner Schoonover led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes for June 7, 2006.

MOTION: Moved by Schoonover, seconded by Ensberg to approve the Consent Calendar. Motion carried 4-0-0-1 (Bratt abstain).

PUBLIC HEARINGS

2. **CONSIDERATION OF CONDITIONAL USE PERMIT 06-04** – A request to add a 200 sq. ft. patio for wine tasting to an existing wine store and to amend the Conditions of Approval of CUP 05-06 to allow for consumption of beer and wine in an outdoor area, located at 225 W. Bonita Avenue.

Staff report presented by **Assistant Planner Michael Concepcion**, who stated this is a request to revise the existing CUP for the San Dimas Wine Shop and Tasting Room to allow consumption of alcohol in a proposed outdoor patio area. This item has a previously approved Negative Declaration. The current permit allows for a retail wine shop with wine tasting as an accessory use. The proposed patio would have four tables and he referred to the site plan shown in Exhibit C. He stated the owner wishes to expand to accommodate overflow customers and special events.

A side door from the existing shop will access the enclosed patio area. There are twenty shared parking spaces to the rear, but the proposal should not impact parking as their peak hours are usually after 5:00 p.m. when the office tenants are closed. The Sheriff's Department was notified of this request and they had no revisions to the existing conditions. Staff recommends approval of CUP 06-04 subject to the prior conditions with minor changes to Conditions 5 and 10.

Commissioner Schoonover asked if there was a purpose to the new wrought iron locking gate and fence shown on Exhibit C.

Assistant Planner Concepcion stated the purpose is to delineate where the wine tasting area is. ABC does not have any specific requirements for the dimensions or material of the enclosure.

Commissioner Ensberg asked what the City's experience has been with this vendor, and commented he has seen them participating in community events.

Planning Manager Craig Hensley stated they have had a good experience, and that there have been no violations or law enforcement action at this address.

Commissioner Rahi asked if any changes would be made to the existing interior wine tasting area.

Assistant Planner Concepcion stated it will remain the same at 175 square feet.

Commissioner Rahi asked if staff knew what the requirement was in the shared parking lot for the office building.

Manager Hensley stated when the building was constructed, this tenant space was part of the overall square footage, and when the building was renovated in the mid-1990's, all spaces met the parking requirements. The addition of outdoor eating area, which this would be considered, does not increase the parking requirement per City policy.

Chairman Badar opened the meeting for public hearing. Addressing the Commission were:

Heidi Daniels, 225 W. Bonita Avenue, stated she was the owner of the business and was comfortable with the conditions. She stated she is not necessarily trying to expand the business, but was trying to accommodate the existing business. A number of private events are being held there and it has been requested that they open up the outside to separate the retail business

activities from the special events. She didn't anticipate the business being this popular this quickly, and felt they were adding value to the downtown.

Chairman Badar asked if they served food.

Heidi Daniels stated they sell pre-packaged food items, and cheese and crackers are available as part of the wine tasting, but that is all.

Commissioner Bratt inquired about the use of wrought iron on the proposed fencing.

Heidi Daniels stated they didn't want to use solid fencing material for safety purposes since she often leaves late at night and would like to be able to see into the parking lot. They would like a locking fence in order to protect the patio furniture that will be left outside. They are not opposed to extending the stone fence but want a way to protect their property. She stated she will be keeping an open mind when working with the building owners and City staff on this issue.

Commissioner Bratt asked if there is a landscape plan for putting plants along the sidewalk to shield the patio from view.

Heidi Daniels stated there is already landscaping along the boardwalk area, and they would like to plant grape ivy to soften any added hardscape areas.

Bill Emerson, 345 Flagstaff, stated he currently has a business located at 183 W. Bonita and has been a downtown merchant for 21 years as well as a resident of the community for 38 years. He stated there hasn't been a useful business in that area for a long time because it was felt that space would not support a retail business, so the downtown merchants were pleased when the wine shop went in. He supports the proposal to expand the wine tasting area to the outdoor patio.

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

MOTION: Moved by Ensberg, seconded by Bratt to approve Conditional Use Permit 06-04 and direct staff to bring back a resolution of approval. Motion carried unanimously, 5-0.

ORAL COMMUNICATIONS

3. Director of Community Development

Manager Hensley passed out copies of the book "Making Good Land Use Decisions" to each Commissioner.

4. Members of the Audience

No communications were made.

5. Planning Commission

Commissioner Bratt asked what the status was on the Canyon Center and the fence that was recently installed.

Manager Hensley stated the City had requested the owner to secure the property with the fence because of vandalism and fire damage that has occurred to the buildings. The owner has recently purchased all of the parcels on site, and should be submitting plans in the next few months. Currently the only work being done is cleaning up the fire damage.

ADJOURNMENT

There being no further business to discuss, Chairman Badar adjourned the meeting. The meeting adjourned at 7:35 p.m. to the regular Planning Commission meeting scheduled for August 16, 2006 at 7:00 p.m.

Emmett Badar, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: