

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, May 2, 2007 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Jim Schoonover
Commissioner Dave Bratt
Commissioner Stephen Ensberg
Commissioner M. Yunus Rahi
Planning Manager Craig Hensley
Associate Planner Marco Espinoza
Assistant Planner Michael Concepcion

CALL TO ORDER

Chairman Schoonover called the regular meeting of the Planning Commission to order at 7:06 p.m. and Commissioner Bratt led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes for April 4, 2007

MOTION: Moved by Ensberg, seconded by Bratt to approve the Consent Calendar. Motion carried unanimously, 4-0.

PUBLIC HEARINGS

2. **CONSIDERATION OF CONDITIONAL USE PERMIT 06-06** – A request to revise the existing Master Plan (CUP 89-10) for the Sycamore Canyon Equestrian Center. The request includes: increase number of horses boarded to 212 horses; add team penning and keeping of up to 50 head of cattle on-site; and add arena lighting, tack store, office and caretaker unit, located in the AL-Light Agricultural Zone. (Portions of APN's 8665-007-903, 905 & 906) **(CONTINUED FROM APRIL 4, 2007)**

Staff report presented by *Planning Manager Craig Hensley*, who stated the original approval for the Sycamore Canyon Equestrian Center (SCEC) dated back to the late 1970's, and the most recent Master Plan was adopted in 1989 by Conditional Use Permit 89-10. The City owns the property adjacent to Horsethief Canyon Park and leases it to the Adairs to operate an equestrian facility. The Master Plan referred to tonight is the plan for future growth, and the Conditional Use Permit is the tool used to guide that growth.

Manager Hensley outlined the proposed changes to the Master Plan listed in the staff report, including increasing the number of horses boarded at the facility from 170 to 212, the addition of team roping and penning activities and keeping of cattle for that purpose, and improvements to various facilities located on-site. The site has more than adequate parking to accommodate the additional uses. He stated the Master Plan would also designate a specific area for horse trailer parking that wasn't clearly defined in the original plan.

He stated the April 4, 2007 staff report gave the definitions of team roping and team penning. The number of cattle being requested at this time is 25 head of cattle for team roping. This was reduced from the 50 head of cattle proposed at the last meeting. The lighting being requested for the arena area would cease operations at 10:00 p.m., coinciding with the City's policy for the soccer field lighting. The landscaping in several portions of the property has deteriorated over the years or been non-existent and staff feels this is a significant issue that needs to be addressed. Because of the amount of landscaping needed, a phased plan is proposed.

He stated attached to the staff report are a number of e-mails regarding the boarding of cattle on the property that were received prior to last Thursday, and on the dais was additional correspondence received up to 5:00 p.m. that day. Staff met with the Inland Valley Humane Society (IVHS) to discuss their concerns regarding team roping and penning. They advised that they were not opposed to either activity as long as the participants met the United States Team Roping Championship (USTRC) guidelines in regards to treatment of animals. The initial concern of the Humane Society was in regards to calf-roping, which they do oppose, but that is not permitted under USTRC regulations; there is a minimum weight requirement of 350 pounds.

Manager Hensley stated staff also met with the Adairs and representatives from the team roping organization. At the last meeting an issue was raised regarding the size of the pen the cows would be kept in. Page two of the staff report shows that the pen area has been increased to approximately one-half acre in size. The proposal is to divide the pen into two sections so that the cows can be kept in one section while the other is being cleaned. In regards to concerns about odor, the conditions now require the pen to be cleaned as needed to control odor. The arena will also be watered every day to control dust. In regards to fly control, there will be a cattle duster in the pen area to control flies and lice which is EPA approved. There were also new conditions added limiting the keeping of cows on-site to between March 1 and November 30 only and requiring a minimum of two on-site inspections a year by the IVHS.

Manager Hensley outlined for the Commission comments received after the agenda package was finalized, copies of which are on file in the Planning Department. If team roping is approved, plans will need to be submitted for fencing, drainage, etc.; and there are outside agencies that will need to approve the plans as well before team roping activities can actually start.

Commissioner Ensberg asked if the team ropers have agreed to comply with the USTRC regulations, and why the IVHS is involved with this.

Manager Hensley stated the ropers have agreed to abide with USTRC rules and the conditions would require this. The IVHS is under contract with the City for animal control and care services, so besides issuing licenses for dogs, etc., they also review the rodeo when it comes to town.

Commissioner Ensberg asked if there was a condition that would require team roping to be available to members of the public at a reasonable cost.

Manager Hensley stated there is not. Based on staff's discussions with the City Manager and IVHS, the conditions would allow SCEC to contract with a team roping organization. They know there is a group interested right now, but if they were to cease operations, SCEC could contract with another group. There will only be a certain number of cattle available, which will meet the needs of the current group.

Commissioner Ensberg asked about people who want to pay a fee to the roping organization, would they be allowed to rope? He also asked for clarification on the issues surrounding fly and odor control.

Manager Hensley stated the representative from the roping organization might be able to answer his question about the roping activities. As to fly and odor control, the CUP process makes the Commission the final authority on how that should be handled. If there are complaints, the Commission can choose to review the CUP on a regular basis for compliance.

Commissioner Ensberg stated at the last meeting there were concerns raised about scheduling conflicts for the arena between the ropers and the jumpers. He asked if an adequate schedule had been worked out.

Manager Hensley stated he believed there have been discussions about that, and it would be up to the operators of the facility. Currently there are several activities that are scheduled in that arena, and this would just be one more added to the schedule.

Commissioner Bratt stated the Equestrian Commission raised concerns about the method of getting the cattle from the holding pens to the arena, but did not see a condition which addressed that issue. He also asked about the removal of waste from the facility.

Manager Hensley stated there was not a condition regarding the moving of cattle. At the last meeting it was stated the cattle were trained using food incentive to move from location to the other. The general route is near the trailer parking on the west side of the facility. In regards to waste, Condition 17 requires the applicant to develop a new solid waste removal plan which will be reviewed by the Planning Department. The plan will have to indicate where manure receptacles will be located and when and how often they will be removed.

Commissioner Bratt asked if any La Verne residents were notified.

Manager Hensley stated the required notification is a 300-foot radius, and the City typically expands that slightly. If that radius includes residents in another city, then they will receive a notice. In this situation, there were not any residents from La Verne living within 350 feet. In San Dimas there were properties that were notified that were beyond the 350 feet, which included the townhomes to the south and the neighborhood to the west. The nearest property in La Verne was over 1200 feet from the site. Staff did talk to City of La Verne staff about the proposal, and they did not express any concerns.

Commissioner Rahi stated he was confused by the comments made by the Equestrian Commission and the number of cattle needed for team roping.

Manager Hensley felt the comments from the Equestrian Commission meant they thought that 50 head of cattle were too many, and that if team penning were allowed, they would need 30 head of cattle for proper practice. While team penning is not being requested at this time, the Commission can consider it as part of the testimony to be considered.

Commissioner Rahi stated there were several comments concerning the soccer fields and the children using them being exposed to flies and odors.

Manager Hensley stated that as it relates to the issue of legal interpretation of what constitutes a significant impact, this does not meet that definition. It may be an annoyance, but it is not so significant that it requires mitigation. The Initial Study showed there would not be a significant impact on air quality, and while there may be a potential for objectionable odors, the conditions imposed will reduce that to less than significant.

Commissioner Ensberg asked about the standard of review they were to apply to a project like this since it involves a City-owned property that is leased to a vendor. Were they supposed to not impede the operation from expanding, which in turn would financially benefit the City?

Manager Hensley stated if there are concerns about the appropriateness of a use, the role of the Commission is to address that appropriateness, especially if they felt something was going to create an unreasonable impact. He felt the Commission should make the best decision possible based on the facts and testimony, and not on whether the property was City-owned or not.

Chairman Schoonover opened the continued public hearing. Addressing the Commission were:

Barrett Smith, 1428 Butterfield Avenue, stated he was in favor of the additional horses but was concerned with the cattle. He had concerns about how they are planning to move the cattle on the facility and felt better control was needed. He also felt the cleaning of the pen area had not been adequately addressed. He felt the addition of the cattle did not benefit the community as a whole and only benefited the Adairs and the private club.

Pete Miller, Proponent and Principle of the privately-funded team roping club, stated the club was open to the public for a \$25 fee. He encouraged the public to participate and help fund the activity. He has agreed to install a four-foot wide alley-way to the arena to control the cattle. He has spoken with the Adairs about fly control and will be installing the cattle dusters, and has contracted to clean the pen twice a week. If it needs to be cleaned every day, then they will pay for that service. He added they met with the residents of the townhouses below SCEC and cleared up the misconception that the cattle were going to be kept in the wash behind their homes. He felt the odor would be limited and cannot be compared to the situation in Chino where there are thousands of cows kept in a confined area. They met with other boarders and agreed to a schedule with the jumpers, and they would help to maintain the jumps for them. He stated they supported having six-month reviews and invited everyone to come to the facility to review them as often as they would like.

Commissioner Rahi inquired about the comments from the Equestrian Commission and the number of cattle needed for team penning. He also asked if the public would have access to the roping activity.

Pete Miller stated the comments regarding team penning were not related to his activity, and that they could function with 20-25 head of cattle for roping. As far as public participation, if someone paid the \$25 fee and brought their own horse, they could have access to participate in roping.

Lauree Adair, applicant, stated contrary to Mr. Miller's statements, she did not think it was safe for someone who was untrained to try and do team roping because you could possibly injure the horse, the cattle and the rider. She said if anyone wanted to learn team roping, they had a trainer available for lessons. She also felt they needed to have 25 head of cattle because the

lower the number used, the less time people can practice because there is a limit to how long you can run the cows.

Commissioner Bratt asked if she had any problems with daily cleaning of the cow pens.

Lauree Adair stated they did not have a problem with that. They clean the horses once a day and the manure is hauled off-site daily. The cow manure will be hauled off-site as soon as it is cleaned. They pride themselves on having a clean facility and did not want the mess, smell and flies either. She added that they have boarded four head of cattle on the site before.

Kamron King, 1375 Shirlmar, stated he was raised in Glendora but moved to San Dimas because it embraces the western heritage he loves. He is a horse person and does not have a problem with flies. He felt people moved to this neighborhood because of the ability to have horse-keeping. He stated cattle are lazy and do not run around in a crazed fashion and did not think they would be a threat to anyone using the park facilities. He felt that all of the events Mr. Miller has been involved with have been first class and that he was a man of his word.

Gary Enderle, 2044 Via Esperanza, wanted to address a couple of concerns expressed by the neighbors. First, he did not feel the property values would be negatively impacted by 25 head of cattle. The fly issue would be mitigated by the fly duster, and the smell would be taken care of by the Adairs and Mr. Miller. As far as the lights, today's technology provides a bright light for the arena but does not allow much spillover to other areas. He felt it was positive to have another western sport in town. He also felt that Mr. Miller has been an asset to the community and that he is a man of his word.

Sam Vienna, 201 Rodeo and 1316 Longhorn, stated he has been involved in 4H and FFA growing up, has a background in agriculture, and has worked in construction with health issues. He stated that even though his neighborhood is horse property, society changes. His neighbors have grown older and infirm. People have issues with the air environment and pollution and he was concerned with airborne pathogens which can impact people with immune system problems. He felt the issue of the run-off into the aquifer has not been addressed.

Commissioner Ensberg asked if he supported the proposal to have a six-month review of the CUP.

Sam Vienna stated he did not have a problem with that, but added he lives next to the stable on Route 66 and feels it is a dismal failure. His family is dealing with more allergies and buying medicine because of their failure with dust control. When the City addressed that issue in the past, it temporarily got better but is a problem again, showing that the most well-intentioned plans do not always work. He believes Mr. Miller means well, but he may not be able to deliver what he promises. He felt there would be problems with the Santa Ana winds. He also felt the cost this private enterprise will have on the surrounding infrastructure has not been addressed. He was opposed to this plan because it was a health risk to people in the area.

Commissioner Ensberg asked if he was opposed to the addition of more horses.

Sam Vienna stated he was because of the run-off and air pollution issues.

Charles Maroon, 1413 Butterfield, stated he was concerned with the health issues and negative impact on property values. He felt if this were allowed, there would be attempts to open Maverick through to the Equestrian Center. He felt there were already odors from the horses and if more horses and cattle were added, people would not be able to enjoy the park. He felt it would not benefit the residents of the City.

Randie Kruetzer, 1412 Butterfield, stated her property was located directly west of the SCEC. She felt the cattle would produce 3500 pounds of waste per week which would create odors, and did not feel that cleaning on an "as needed" basis adequately addressed the issue. She was also concerned about an increase in stable flies, which are vicious biting insects that can transmit disease. She cited studies from the University of Texas and University of Iowa showing that people living within a mile of feed lots had increased health issues. Her neighborhood is already impacted by the freeway noise and did not want to hear 25 head of cattle day and night. She felt the wind would blow the odor in their direction and has a petition signed by 83 homeowners who are opposed to adding cattle to the facility. She outlined the public facilities that are within 1-1/2 miles from SCEC that would be impacted by flies.

Randy Bell, 216 Rodeo Court, stated the wind blows in their direction every afternoon and that there was a plume of dust impacting their homes every day from the equestrian center. It was his understanding that their homes were built prior to the equestrian center and he purchased his before it was really up and running. His daughter suffers from severe asthma and while she doesn't need to use her inhalers regularly elsewhere, she cannot get by without them at home because of the dust. He stated the City does not control the dust, flies or odors from the center on Foothill.

Sid Maksoudian, 1156 Camino Del Sur, felt the people in the audience should be concerned about the information being presented by staff on behalf of Mr. Miller.

Ryan Vienna, 1360 Longhorn, did not think it was coincidental that so many neighbors suffer from respiratory issues. He felt the addition of the cattle would have an effect on the park users and that he would probably not use the dog park any longer if they were boarded at the facility. He stated there are large flies inhabiting their neighborhood and that the environment does have a negative impact on property values.

Stephanie Ann, resident, stated she attends Cal Poly and can attest to the fact that cows smell and felt she would not be able to enjoy the dog park any longer if the cows were allowed.

Frank Saya, 1403 Red Bluff, stated he was opposed to the cows and the noise generated by them and the roping experience. He moved to his house 27 years ago knowing it was horse property. Even though his neighbor does an excellent job of cleaning her horses, there are still flies and odors when the conditions are right. He didn't think the addition of cattle was appropriate for their neighborhood, and did not support having a six-month review because he felt that once they were in, they would always be in. He asked to know Mr. Miller's place of residence.

Nagy Khattar, 132 Prairie Drive, owns a business next to Mr. Miller's on Auto Centre Drive but is a resident of San Dimas. He can tell when they hold activities at SCEC because of his asthma and allergies. He also had a problem with rats because of the feed for the animals. He felt they would try again to open Maverick through to the park and did not want that. He opposed any increase in the number of horses and any activity in that area because of his health problems.

Pete Miller stated he was a local businessman and did not realize that his proposal would cause so much consternation to the surrounding neighborhood and wished to withdraw his application for the cattle.

Lauree Adair stated she was the applicant and was not going to remove the cattle from her proposal. She stated the dust and the odor speakers were complaining about tonight are coming from the San Dimas Equestrian Center and does not think it is fair to be judged based

on another facility. They water their site every day and the dust does not come from them. She also has allergies and if her facility were not kept clean, she could not live there. She wanted to go forward with the proposal for cattle.

Kathy Lynn, 1277 Deer Creek Road, stated she was opposed to the addition of cattle and could raise more support from her neighborhood if that is what is needed.

Bob O'Leary, 630 Canyon Hill, moved in when his house was built in 1984. At that time there was nothing constructed on the hill and he was told nothing would be built up there. The breeze comes down the canyon to his house and if anything more is added up there, whether horses or cattle, he won't be able to sleep with his windows open.

Donna Hale, 1945 Fernridge, stated she has lived here 11 years. A year and a half ago her oldest child was diagnosed with leukemia and has suffered serious medical problems since then. In order for the hospital to release him to her care, she had to have her house professionally cleaned and a new air filtration system installed. She felt his health would be jeopardized if the cattle were added to the SCEC.

Don Brumfield, 1308 Longhorn, concurred with what has been said previously about dirt, flies and mice. He has lived here 20 years and is not against animals; in fact he owned horses himself. He has a problem with dust now and felt it would get worse with the addition of cattle.

Saliba Boutrous, 210 Prairie Drive, concurred with his neighbors. He stated in the summer the ground will dry quickly so even if they are watering the arena, there will still be dust. He wanted to know who determines when the insecticide will be used and what about the pollution of the water. He did not support having a six-month review.

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Chairman Schoonover called a recess at 9:04 p.m. The meeting was called back to order at 9:13 p.m. with all Commissioners present.

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Lauree Adair, applicant, stated the City should address the dust issue from San Dimas Equestrian Center. She spoke with Mr. Miller at the break and they will withdraw the addition of cattle to the Master Plan but would like to continue forward with all of the other requested items.

Commissioner Rahi stated there had been a request from the audience for Mr. Miller's home address.

Pete Miller stated he resides at 2740 Larkhill Drive, West Covina.

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

Chairman Schoonover stated that in light of the applicant withdrawing the request for cattle, it might be advisable to continue the public hearing for a revised resolution.

Manager Hensley stated if the Commission feels they would like to discuss the other aspects of the master plan other than the cattle, they could do so and give staff direction. He felt they could still take a vote so they wouldn't need another public hearing and staff could bring back an amended resolution at the next meeting.

Commissioner Bratt felt it was unfortunate that the opposition wouldn't at least allow them to try out the proposal for six months to see what happens. He thinks it is unfortunate that Mrs. Adair is being poisoned by what is happening at another center and commended Mr. Miller and Mrs. Adair for addressing the concerns brought up at the previous public hearing.

Commissioner Ensberg stated he had considered the proposal as an integrated package and did not feel comfortable with removing a significant portion and then taking a vote. He would like to see a revised proposal which just addresses the increase in horses to see if there is the same level of neighborhood concerns with dust and air problems. He noted that the conditions required strict rules to be followed from the Public Health Department and Sanitation District, but with the abrupt withdrawal of the cattle, would like to have another proposal submitted for consideration.

Chairman Schoonover stated one of the sad aspects of this hearing is that it focused on the addition of cattle and overlooked the other improvements being proposed for the center, such as better restroom facilities, hay storage, landscaping, etc. Even without the cattle, there will be a 25% increase in the number of horses boarded. He felt they could go forward and have a resolution brought back by staff addressing the issues raised by Commissioner Ensberg.

Manager Hensley stated they could choose to leave the public hearing open and continue to the next meeting and direct staff to come back with a resolution addressing the changes made tonight, and then provide additional analysis on any issues the Commission would like addressed.

Commissioner Ensberg stated one of the concerns expressed tonight was regarding public health. He asked if there was anyone staff could contact for a medical opinion on if the increase in the number of horses would have an impact on public health.

Manager Hensley stated staff could try to find someone, and felt the appropriate organization to discuss that with would be the County Health Department. There can be a variety of different opinions on the matter and wasn't sure if they could find the answers he is looking for.

RESOLUTION PC-1355

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 06-06, A REQUEST BY DANNY AND LAUREE ADAIR TO OPERATE AN EQUESTRIAN CENTER FOR THE BOARDING OF HORSES AND RELATED ACTIVITIES ON THE PROPERTY LOCATED AT 1525 SYCAMORE CANYON ROAD (PORTIONS OF APN'S 8665-007-903, 905 & 906)

MOTION: Moved by Ensberg, seconded by Bratt to continue the public hearing to May 16, 2007. Motion carried unanimously, 4-0.

Chairman Schoonover directed staff to have Code Enforcement look into the issues raised about the San Dimas Equestrian Center.

A request was made by members of the audience to re-notice residents advising of the continued public hearing, and increasing the radius of the mailing.

Manager Hensley stated while normally notices aren't sent out for a continued public hearing, the Commission could direct staff to do so. As to the length of time prior to the hearing, the

legal 21-day noticing requirements have been met for the environmental review. The next notice is a 10-day notice. Since the Commission is removing something from the original proposal, there is no additional environmental analysis needed. The other decision would be the distance to mail the notice to. The legal requirement is 300 feet from the property.

Chairman Schoonover asked the Commission what direction they would like to give staff.

Commissioners Ensberg and Rahi stated they would be in favor of a re-noticing of the project since staff is preparing a new proposal.

Chairman Schoonover directed staff to send another public hearing notice to the required 300-foot radius plus anyone who has signed-in tonight, for a date that can accommodate the lead-time for the advertising.

3. **CONSIDERATION OF TENTATIVE TRACT MAP 06-03 AND PRECISE PLAN 06-01** – A request to construct a new 6,634 sq. ft. office building and an office condominium tract map creating 8 units ranging from 699 sq. ft. to 948 sq. ft. The lot size is 35,890 sq. ft. located within the Commercial Highway and Scenic Highway Overlay Zones located at the southwest corner of Foothill Blvd. and Dixie Drive. (APN's 8661-017-030 and 8661-017-031) **(CONTINUED FROM APRIL 18, 2007)**

Staff report presented by *Planning Manager Craig Hensley*, who stated this proposal is for one of the few undeveloped properties left on Foothill Boulevard. It is irregularly shaped with little street frontage and is bi-sected with a number of easements. There is also a large oak tree on the property. When this item was heard at DPRB, concern was expressed over the viability of the tree after construction of the building. The applicant wants to try and save the tree and the Board concurred, but as a safeguard a new oak tree will be planted in another location in case the original were to die.

This item is exempt from CEQA review because it meets the criteria for a small infill development. The applicant is proposing a tract map for condos so that the suites can be sold under individual ownership. Staff has provided two resolutions for approval, with the addition of language requiring the creation of CC&R's for Resolution PC-1357, which is standard when you have multiple property owners.

Commissioner Bratt inquired about the nursery shown on the aerial and asked if that parcel would become landlocked.

Manager Hensley stated that parcel has access to the street behind it so it will not be landlocked.

Commissioner Rahi asked if a signal was going to be installed at Foothill and Walnut and would there be any impact to this project if one were to go in. He also asked how much traffic would be generated by this project and will it impact Foothill Boulevard.

Manager Hensley stated he was not aware of a plan for a traffic signal in the vicinity at this time. As to traffic impact, this item was exempt from CEQA review and there is no information available.

Chairman Schoonover opened the meeting for public hearing. Addressing the Commissioner were:

Helen Normington, 327 E. Baseline Road, stated her deed showed a pipeline crossing it and wanted to know what was in the pipe and where it crosses the project property. She has received literature which leads her to believe it is petroleum related.

Manager Hensley stated he believes the pipeline is in the MWD easement and they were not aware of any petroleum easements, only those held by MWD and DWP.

Allan Smith, partner and architect on the project, thanked staff for their help. There were a lot of easement issues that had to be worked through but he thought they had come up with a good project and was available to answer any questions the Commission may have.

Aaron Brown, applicant, also thanked staff for their help. He is a small business owner and was looking to fill a niche for other small business people like himself that would like to buy their own office space instead of having to lease forever.

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

RESOLUTION PC-1356

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF PRECISE PLAN REVIEW 06-01, A REQUEST TO CONSTRUCT A 6,634 SQ. FT. TWO-STORY OFFICE BUILDING AT THE SOUTHWEST CORNER OF FOOTHILL BOULEVARD AND DIXIE DRIVE (APN 8661-017-030 AND APN 0881-017-031)

RESOLUTION PC-1357

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF TENTATIVE TRACT MAP 06-02 (TTM 68103), A REQUEST TO SUBDIVIDE A 6,634 SQUARE FOOT OFFICE BUILDING INTO EIGHT NON-RESIDENTIAL CONDOMINIUMS ON THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF FOOTHILL BOULIVARD AND DIXIE DRIVE (APN 8661-017-030 AND 8661-017-031)

MOTION: Moved by Ensberg, seconded by Bratt to adopt Resolution PC-1356 and Resolution PC-1357 as amended. Motion carried unanimously, 4-0.

ORAL COMMUNICATION

4. Planning Manager

No communications were made.

5. Members of the Audience

Sid Maksoudian, 1156 Camino Del Sur, stated he felt that when the item for the San Dimas Wine Shop was brought to them 18 months ago that staff did not present all the facts to the Commission and he has submitted a request for the Commission to re-review the CUP.

6. Planning Commission

No communications were made.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Bratt to adjourn. Motion carried unanimously, 4-0. The meeting adjourned at 10:06 p.m. to the regular Planning Commission meeting scheduled for May 16, 2007 at 7:00 p.m.

James Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: May 16, 2007