

# CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting  
Thursday, June 16, 2011 at 7:00 p.m.  
245 East Bonita Avenue, Council Chambers

---

## **Present**

Chairman Jim Schoonover  
Commissioner David Bratt  
Commissioner Stephen Ensberg  
Commissioner M. Yunus Rahi  
Director of Development Services Dan Coleman  
Associate Planner Marco Espinoza  
Planning Commission Secretary Jan Sutton

## **Absent**

Commissioner John Davis

## **CALL TO ORDER AND FLAG SALUTE**

Chairman Schoonover called the regular meeting of the Planning Commission to order at 7:01 p.m. and Commissioner Bratt led the flag salute.

## **PUBLIC HEARINGS**

1. **CONSIDERATION OF CONDITIONAL USE PERMIT 11-04** – A request to sell beer and wine for on-site consumption (Type 41 License) in conjunction with an existing restaurant, Clayton Brewing Co., located at 661 W. Arrow Highway, within San Dimas Station North. (APN: 8386-007-073)

Staff report presented by *Associate Planner Marco Espinoza* who stated Clayton Brewing opened six months ago as a coffee house offering a wide range of food choices. The applicant is looking to expand the concept by offering additional food, plus beer and wine for on-site consumption. The tenant space is 2,807 square feet in a corner unit near Montana's and Zendejas. The majority of the floor area is tables and chairs, along with a small bar-style eating area; the proposed change will not require any interior modifications. The applicant will also be submitting a separate application for light entertainment, which will be to the side of the eating area at the same floor level. The applicant will be submitting their application to ABC for a Type-41 beer and wine license. In order to qualify, they must be a bona fide eating place and make substantial sales of food. He described the criteria for being considered a bona fide eating place and stated that ABC will make the final determination on whether this business qualifies or not.

He stated Clayton Brewing Company is located in Census Tract 401311, which covers a large portion of the City's commercial and retail areas. There is an overconcentration of alcohol

licenses in this area per ABC; by ABC's policy six would be allowed but they have approved 19 licenses at their discretion. Staff feels that based on the type of license and the proposed hours of operation, this is an appropriate request and will not create a negative impact on the community at large.

**Associate Planner Espinoza** stated this tenant space is included in the allowable 20% of square footage in the center for restaurant use. San Dimas Station does not have required parking, but Staff is concerned about parking impacts in this area due to the other businesses in the immediate area. Staff has discussed with the applicant that any expansion of hours of operation would require a new CUP, but the applicant feels that limiting their hours as proposed will benefit them in light of the other nearby uses. However, as a consideration, Staff is proposing to allow the applicant to apply for a Temporary Use Permit up to four times per calendar year which would allow them to extend their hours of operation for a special event. Staff is recommending approval of Conditional Use Permit 11-04.

**Commissioner Ensberg** asked if this business was a franchise or individually owned, and if there have been any problems at that location since they opened six months ago.

**Associate Planner Espinoza** stated the business is not a franchise and is individually owned, and that there have been no issues since their opening.

**Commissioner Bratt** asked if the Temporary Use Permit would be for one evening, or for a period of time like a week.

**Associate Planner Espinoza** stated it would be for one day at a time.

**Commissioner Rahi** asked if the applicant had submitted a report about the use of parking spaces.

**Associate Planner Espinoza** stated there wasn't a specific hour-by-hour study conducted, but the applicant is aware of the existing demand, which is why they considered their hours in relation to any possible conflicts with the other businesses.

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

**Paul South, Applicant and Owner**, who stated he is available to answer any questions for the Commission, and that his intent is to provide an alternative to large restaurant chains or sports bars.

**Chairman Schoonover** stated though he says he does not want to be like a sports bar, it appears on the plans that there is draft beer equipment and asked if he is going to have beer on tap. He also asked if he would be broadcasting sporting events on the weekends on the three t.v.'s in the restaurant.

**Paul South, Applicant**, stated they will probably have three to four beers on tap, coming from a large, self-contained kegerator-type unit which will hold four to six kegs. He stated there may be sports shown on the t.v.'s but he would not be advertising to the public to come and see sports events at his establishment.

**Don Green, 127 Maverick**, stated Mr. South worked his way through college as a chef and it shows in the quality of the food. He stated it is a pleasure to go there to eat and feels it is a great addition to the City, and recommended approval.

**Mitchell Crawford, 1233 Paseo Theresa**, stated he has been there several times and found the food excellent, and felt having beer and wine would complement the offerings. He also felt it brought some positive night life to the City and was in support.

**Rick Hartman, 424 E. Portola**, stated he was in support of this use, and as a professional land use planner for over 30 years felt the conditions the owner has self-imposed will keep it more like a bistro and not a sports bar.

**Jim McCants, 813 N. Oceanbluff**, stated he has eaten there a number of times and the food has been excellent. He felt a nice glass of wine would improve the experience. He felt it was good to have alcohol available with food service if it was handled responsibly.

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

**Commissioner Ensberg** was in support of adding more food experiences within the City.

**Chairman Schoonover** concurred and was happy to see that they were going to provide a café-style operation instead of turning themselves into a sports bar.

#### RESOLUTION PC-1440

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 11-04, A REQUEST TO SELL BEER AND WINE FOR ON-SITE CONSUMPTION (TYPE 41 LICENSE) IN CONJUNCTION WITH AN EXISTING RESTAURANT, CLAYTON BREWING CO., LOCATED AT 661 W ARROW HIGHWAY WITHIN SAN DIMAS STATION NORTH

**MOTION:** Moved by Ensberg, seconded by Bratt to approve Conditional Use Permit 11-04 and adopt Resolution PC-1440. Motion carried 4-0-1 (Davis absent).

**Director of Development Services Dan Coleman** advised the applicant that the City does not provide a Public Convenience and Necessity Statement to ABC as there is no State criteria for that. He wanted him to be aware of that, but added that the City would provide a copy of the resolution of approval to ABC.

**Chairman Schoonover** asked if the applicant would be going to the DPRB.

**Associate Planner Espinoza** stated just for the entertainment permit from the License and Permit Hearing Board, which is comprised of the members of the DPRB.

#### ORAL COMMUNICATION

##### 2. **Director of Development Services**

No communications were made.

##### 3. **Members of the Audience**

No communications were made.

**4. Planning Commission**

*Chairman Schoonover* congratulated Commissioners Bratt, Ensberg and Rahi on their reappointment to another term on the Commission.

**ADJOURNMENT**

**MOTION:** Moved by Ensberg, seconded by Bratt to adjourn. Motion carried 4-0-1 (Davis absent). The meeting adjourned at 7:20 p.m. to the regular Planning Commission meeting scheduled for July 7, 2011, at 7:00 p.m.

---

David Bratt, Vice-Chairman  
San Dimas Planning Commission

ATTEST:

---

Jan Sutton  
Planning Commission Secretary

Approved: July 21, 2011