

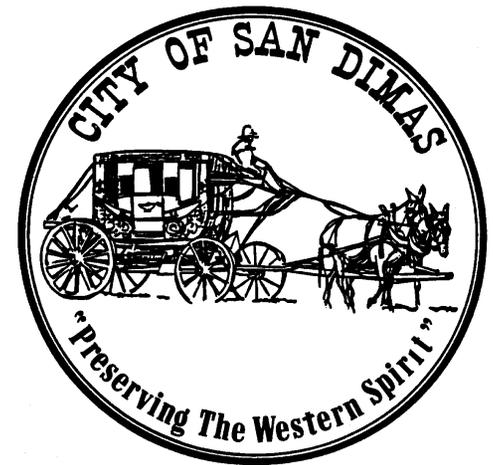
The Planning Department offers informational brochures on the following topics:

Artificial Turf Guidelines  
Banners and Temporary Signs  
CEQA and Environmental Review  
Classification of Use  
Conditional Use Permits  
Development Agreements  
Development Plan Review Board  
Fees and Charges  
For Sale/For Lease Signs  
General Plan  
Lot Line Adjustments  
Mills Act  
Municipal Code Text Amendments  
Outdoor Dining Policy  
Outdoor Displays of Merchandise  
Permanent Signs  
Permit Streaming Act  
Planning Commission  
Portable Signs  
Property Information  
Public Notice Requirements  
Residential Care Facilities  
RV & Trailer Parking  
Signs in the Historic Downtown Area  
Site Plan Requirements  
Specific Plans  
Storage Structures  
Subdivisions  
Temporary Use Permits  
Trash Enclosure Standards  
Tree Preservation  
Variances  
Window Replacement – Town Core  
Window Signs  
Zone Changes  
Zoning Descriptions

*\*These brochures are generally intended to assist in the processing of application material. They do not necessarily provide every detail regarding Municipal Code regulations.*

City of San Dimas  
Planning Division  
245 East Bonita Ave.  
San Dimas, CA. 91773

# Outdoor Dining in Commercial Zones



**Planning Department**  
City Hall, 245 East Bonita Avenue  
San Dimas, California 91773.  
(909) 394-6250  
Fax: (909) 394-6249

Mon-Thurs 7:30 a.m. - 5:30 p.m.  
Fridays 8:00 a.m. - 5:00 p.m.

[www.cityofsandimas.com](http://www.cityofsandimas.com)

Merchants and community members have expressed a desire to have outdoor dining in various commercial zones. In addition, the San Dimas General Plan encourages outdoor uses as a means to revitalize and improve downtown as a community focus (SDGP, p. 11-44). Until such time as a municipal code text amendment may be processed to address this issue, the City has developed the following interim policy.

### **OUTDOOR DINING ALLOWED**

Outdoor dining shall only be allowed as an incidental use to an established restaurant, coffee house, or other food service business.



### **APPLICATION REQUIRED**

Outdoor dining shall not be established on any property until an application has been reviewed and approved by the Planning Director pursuant to Chapter 18.12 of the Zoning Code. The application shall include a detailed site plan, improvement plan, permission from the property owner and/or management company, and fees in the amount of \$83. If outdoor dining is proposed in the public right-of-way or in a common area of a shopping center, adjoining business establishments will be notified of the application. Applications will be reviewed by City Staff and the Sheriff's Department.

Additional parking is not required for establishments which comply with Chapter 18.156 (Parking) and where outdoor dining allows seating for 12 or fewer persons.

### **STANDARD CONDITIONS**

1. The business owner shall at all times maintain a minimum 5 foot clearance for use of the sidewalk by the general public.
2. Outdoor dining shall not obstruct any entries, exits, permitted signs, mailboxes, utilities, public seating, public safety measures, or extend into the safe line-of-sight distances at intersections, as determined by the City Engineer.
3. Outdoor dining shall be separated from parking facilities by pedestrian walkways, landscaping, decorative fences, walls, or other means approved by the Development Services Department.
4. The business owner shall be responsible for maintaining all chairs, tables, fencing, paving, ground surfaces, landscape, and other improvements associated with outdoor dining in a safe, sound, and visually attractive condition.
5. The business owner shall ensure the outside dining area is continuously cleaned of any debris, litter or food scraps. If smoking is allowed, the business owner shall provide ashtrays.
6. Signs, banners, and outdoor events shall be subject to separate application and permit procedures.
7. If outdoor dining is located within the public right-of-way, the business owner shall submit an application for an encroachment permit to the Planning Department. To the greatest extent possible, landscaping in the right of way will be preserved or enhanced. The business owner shall notify the Public Works Department before any work within the public right-of-way begins. A City inspector/representative shall inspect all

irrigation, planting, ground cover, and construction. Paving, landscaping, and fencing materials and design shall be installed to the satisfaction of the Director of Development Services and the City Engineer.

8. Any approval granted pursuant to this policy may be modified or revoked at any time and for any circumstances the City deems appropriate, including failure to comply with policy guidelines herein and/or failure to comply with local, State, or Federal laws and regulations. Upon notification by the City of San Dimas, the business owner shall remove all improvements and uses and return the premises to its previous condition. Subsequent to this authorization, should permanent development standards regulating outdoor dining be adopted by the City, the business owner shall be responsible for obtaining the necessary authorizations and/or permits pursuant to those standards.
9. The decision of the Director of Community development shall be final unless appealed within 14 days of issuance of conditions subject to the provisions of Chapter 18.212 of the San Dimas Municipal Code.

### **SPECIAL CONDITIONS**

Special conditions will be determined on a case-by-case review. Samples are provided below.

10. Tables and chairs (shall/shall not) be required to be taken indoors at the close of business each day.
11. Alcoholic beverages (may/shall not) be served in an outdoor dining area. If alcoholic beverages are allowed in an outdoor dining area, alcoholic beverages (shall/may) be restricted to service only in conjunction with service of a meal to the same patron.