

# CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting  
Thursday, June 2, 2016 at 7:00 p.m.  
245 East Bonita Avenue, Council Chambers

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## **Present**

Chairman David Bratt  
Commissioner John Davis  
Commissioner Margie Green  
Commissioner Tom Molina  
Commissioner Ted Ross  
Planning Manager Fabiola Wong  
Senior Planner Marco Espinoza  
Associate Planner Luis Torrico  
Planning Secretary Jan Sutton

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

Chairman Bratt called the regular meeting of the Planning Commission to order at 7:00 p.m. and Commissioner Davis led the flag salute.

## **CONSENT CALENDAR**

1. **Approval of Minutes:** May 19, 2016
2. **Consideration of DPRB Case No. 15-47** – A request to construct a 4,463 square foot two-story single-family residence with a 574 square foot two-car garage and two decks totaling 637 square feet, and remove one mature tree on a vacant hillside property located at 203 Cannon Avenue in the SF-10,000 zone. (APN: 8382-013-055) ***Associated Case: Tree Removal Permit 16-19***

## RESOLUTION PC-1562

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NUMBER 15-47, A REQUEST TO CONSTRUCT A 4,463 SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED 574 SQUARE FOOT TWO-CAR GARAGE AND TWO DECKS TOTALING 637 SQUARE FEET, AND REMOVE ONE MATURE TREE ON A VACANT HILLSIDE PROPERTY LOCATED AT 203 CANNON AVENUE (APN: 8382-013-055)

3. **Consideration of DPRB Case No. 15-48** – A request to construct a 3,957 square foot two-story single-family residence with a 762 square foot two-car garage and two decks totaling 776 square feet, and remove three (3) mature trees on a vacant hillside property located at 223 Cannon Avenue. (APN: 8382-013-053) **Associate Case: Tree Removal Permit 16-20**

RESOLUTION PC-1563

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NUMBER 15-48, A REQUEST TO CONSTRUCT A 3,957 SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED 762 SQUARE FOOT TWO-CAR GARAGE AND TWO DECKS TOTALING 776 SQUARE FEET, AND REMOVE THREE MATURE TREES ON A VACANT HILLSIDE PROPERTY LOCATED AT 223 CANNON AVENUE (APN: 8382-013-053)

4. **Consideration of DPRB Case No. 15-49** – A request to construct a 4,118 square foot two-story single-family residence with an 860 square foot two-car garage, various decks totaling 892 square feet, and remove sixteen (16) mature trees on a vacant hillside property located at 237 Cannon Avenue. (APN: 8382-013-054) **Associate Case: Tree Removal Permit 16-21**

RESOLUTION PC-1564

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NUMBER 15-49, A REQUEST TO CONSTRUCT A 4,118 SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED 860 SQUARE FOOT TWO-CAR GARAGE AND VARIOUS DECKS TOTALING 892 SQUARE FEET, AND REMOVE SIXTEEN MATURE TREES ON A VACANT HILLSIDE PROPERTY LOCATED AT 237 CANNON AVENUE (APN: 8382-013-054)

**MOTION:** Moved by Green, seconded by Ross to approve the Consent Calendar. Motion carried 4-0-0-1 (Davis abstained due to owning property within 500 feet of Items 2-4).

## **PUBLIC HEARINGS**

5. **CONSIDERATION OF CONDITIONAL USE PERMIT 16-03** – A request to expand the use of the existing on-site alcohol sales of beer and wine (Type 41 Alcohol License) in conjunction with the expansion of an existing restaurant, in addition to modification to the operation standards (floor plan and operation of hours), located at 662 and 668 W. Arrow Highway (San Dimas Station South), in the Creative Growth Zone, Area 1. (APN: 8386-007-075)

Staff report presented by **Senior Planner Marco Espinoza** who stated this is a request to expand the use of an existing on-site beer and wine license in conjunction with the expansion of an existing restaurant currently located at 662 W. Arrow Highway in San Dimas Station South. Las Palmas Mexican Restaurant opened in this location in 2003 and was approved for alcohol sales under CUP 03-07, which has been in good standing since then. In 2015 the restaurant

was sold to the Ruiz family, and they are now proposing to expand into unit 668 W. Arrow Highway. With the expansion, the restaurant will occupy 3,000 square feet in floor area which includes a dining area with non-fixed seating and a bar counter area that will seat seven patrons. The remaining area will be the kitchen, bathrooms, and employee area. The only exterior modification proposed will be the relocation of the front door. In recent applications for San Dimas Station North, the Commission has tried to incorporate a rear entrance to access parking in the back. This location would not accommodate a secondary access as there is a loading dock immediately behind this tenant space and the closest parking area is further east behind the Cost Plus. He went over the proposed hours of operation and the Census Tract requirements, and stated this would not increase the number of licenses currently in the Tract. The Sheriff's Department has reviewed the request and did not have any concerns regarding the expansion. Staff has included Condition No. 15 requiring all managers and employees to attend ABC's LEAD training. Staff is recommending approval of Conditional Use Permit 16-03.

**Commissioner Ross** asked if the Applicant has ever operated a restaurant serving alcohol before. He also asked about the 20% or greater crime statistic.

**Senior Planner Espinoza** stated he did not know about the Applicant's past experience. In regards to the crime statistic, most of it tends to be petty theft because of the major shopping centers that are located in the Census Tract.

**Commissioner Davis** stated in the previous CUP there was no condition on the hours of operation and asked why we were doing so now.

**Senior Planner Espinoza** stated it is just the way conditions have evolved over time. We tend to be more specific now with the conditions, and the hours of operation were chosen by the Applicant.

**Commissioner Davis** felt if there was no reason to restrict them to these hours, they should allow them to have longer hours so that they would not need to waste time and money applying for a new CUP if they ever decided to expand their hours of operation.

**Senior Planner Espinoza** stated if the Commission wanted to allow them expanded hours, 7:00 a.m. to 12:00 midnight would be appropriate.

**Commissioner Molina** asked if there are any plans for additional outside lighting because it is rather dark in that corner, and if there was an exit door on the west side of the tenant space.

**Senior Planner Espinoza** stated there may be a light that is currently not working in that area and that would be reviewed through plan check. There is a door on the west side but the Applicant is only proposing to use the front door for entering the business.

**Commissioner Green** concurred with earlier statements to expand the hours of operation.

**Chairman Bratt** confirmed the intent was to create an interior opening between the two tenant spaces.

**Senior Planner Espinoza** stated that is correct; there will be a new opening as shown in Exhibit G.

Chairman Bratt opened the meeting for public hearing. Addressing the Commission was:

**Dennis Valencia, Applicant**, stated he was here with Francisco, the owner, and that they were excited to start the project.

*Commissioner Ross* asked if he has operated other restaurants that served alcohol.

**Dennis Valencia, Applicant**, stated he has not but they have been operating this restaurant without any issues under the current license and CUP since they purchased it.

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

#### RESOLUTION PC-1565

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 16-03, A REQUEST TO EXPAND THE USE OF THE EXISTING ON-SITE ALCOHOL SALES OF BEER AND WINE (TYPE 41 LICENSE) IN CONJUNCTION WITH THE EXPANSION OF AN EXISTING RESTAURANT, IN ADDITION TO THE MODIFICATION TO THE OPERATION STANDARDS AT LAS PALMAS, A FULL-SERVICE RESTAURANT LOCATED AT 662 AND 668 W. ARROW HIGHWAY IN CREATIVE GROWTH, AREA 1 (CG-1); APN: 8386-007-075

**MOTION:** Moved by Davis, seconded by Ross to adopt Resolution PC-1565 approving Conditional Use Permit 16-03 with modification to Condition No. 10 setting the hours of operation as 7:00 a.m. to 12:00 midnight Monday through Sunday. Motion carried unanimously, 5-0.

### **ORAL COMMUNICATION**

#### **6. Community Development Department**

No communications were made.

#### **7. Members of the Audience**

No communications were made.

#### **8. Planning Commission**

*Commissioner Davis* asked about the new buildings at Johnstone Station and asked if they have sold any of the single-family houses. He also asked if there are still construction issues with the Rehab Facility project.

*Senior Planner Espinoza* stated Staff met with the contractor today regarding the buildings in the second phase of the mixed-use project regarding construction issues to ensure they can make the needed corrections in the early stages. He thinks two of the houses may have been sold so far. He stated there are still construction issues at the Rehab Facility that they are trying to get straightened out.

*Commissioner Green* asked about the Golden Hills Road project.

*Senior Planner Espinoza* stated it is going back to DPRB for a modification to the tree replacement plan as the County is asking to reduce the number of oaks and allow another species to be planted with them.

*Commissioner Davis* asked about the status of the parking lot at Canyon Trail Plaza.

*Senior Planner Espinoza* stated it is in plan check now.

*Commissioner Molina* asked using the three homes on the Consent Calendar as an example, where there was a concern about the back of the homes and the walls, does the DPRB treat each lot individually or are they reviewed as a whole.

*Associate Planner Torrico* stated usually they look at each lot individually and the visibility to the surrounding lots to determine how the design elements should be treated.

## **ADJOURNMENT**

**MOTION:** Moved by Bratt, seconded by Davis to adjourn. Motion carried unanimously, 5-0. The meeting adjourned at 7:26 p.m. to the regular Planning Commission meeting scheduled for Thursday, June 16, 2016, at 7:00 p.m.

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David A. Bratt, Chairman  
San Dimas Planning Commission

ATTEST:

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Jan Sutton  
Planning Commission Secretary

Approved: June 16, 2016