

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, December 7, 2005 at 7:30 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Emmett Badar
Commissioner David Bratt
Commissioner Stephen Ensberg
Commissioner Yunus Rahi
Commissioner Jim Schoonover
Planning Manager Craig Hensley
Assistant Planner Michael Concepcion

CALL TO ORDER

Chairman Badar called the regular meeting of the Planning Commission to order at 7:31 p.m. and Commissioner Bratt led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes for November 2, 2005.

MOTION: Moved by Schoonover, seconded by Bratt to approve the Consent Calendar. Motion carried unanimously, 5-0.

PUBLIC HEARINGS

2. **CONSIDERATION OF CONDITIONAL USE PERMIT 05-09** – A request to conduct on-site alcohol sales of beer and wine in conjunction with an existing Thai restaurant at San Dimas Station North, located at 531 W. Arrow Highway.

Staff report presented by *Assistant Planner Michael Concepcion*. He stated the restaurant is located in the CG-1 zone and the hours of operation would be from 11:00 a.m. to 10:00 p.m. Monday through Sunday. He stated currently there is no outdoor seating, but a condition was included that if they ever added outdoor seating, they could not serve alcohol there unless they received permission from the City or ABC. The tenant space is 3600 square feet, with the dining area consisting of 1800 square feet.

The Environmental Review Committee reviewed the application and recommended the adoption of a Negative Declaration. Staff is recommending approval of Conditional Use Permit 05-09 and adoption of the Negative Declaration.

Commissioner Ensberg had a question regarding the Environmental Checklist which Manager Hensley explained.

Commissioner Rahi asked if the applicant had mentioned why they wanted to serve alcohol.

Assistant Planner Concepcion stated the applicant could address that during the public hearing.

Chairman Badar was concerned about the condition regarding the outdoor seating and the service of alcohol being allowed by ABC instead of the City.

Assistant Planner Concepcion stated he misspoke during his presentation and it would need approval by both the City and ABC.

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

Pinit Boonyanant, 531 W. Arrow Highway, Manager of Lucky Elephant Thai Restaurant, who stated they agreed with all the conditions being recommended.

Commissioner Rahi asked why they wanted to have alcohol at the restaurant, was he expecting it to increase his business.

Pinit Boonyanant, Lucky Elephant, stated most Thai restaurants serve alcohol and it was for the enjoyment of their patrons as a complimentary flavor to the cuisine.

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

MOTION: Moved by Schoonover, seconded by Bratt to approve Conditional Use Permit 05-09 and adopt the Negative Declaration, and direct staff to bring back a resolution of approval at the next meeting. Motion carried unanimously, 5-0.

ORAL COMMUNICATIONS

3. Director of Community Development

Manager Hensley stated the code amendments for the Fox Mixed-Use Project were approved by the Council at their last meeting, and that the Commission should see a CUP related to the project sometime in the next few months.

Commissioner Ensberg asked if the Mixed-Use plan was an indirect way of increasing density for affordable housing.

Manager Hensley explained the process of certifying the Housing Element of the General Plan and the state's requirement that the City identify sites where the density might be increased. This was one of those locations, and mixed-use was a way to address adding residential and still blend the project with the downtown.

Chairman Badar asked if there were any updates on the Canyon Center and the property at Via Verde and Puente.

Manager Hensley stated there has been no change in status since the initial talks with both property owners; no plans have been submitted at this time. He added that the City recently acquired two small parcels located on the southeast corner of Cataract and Bonita.

4. Members of the Audience

No communications were made.

5. Planning Commission

Commissioner Rahi inquired about the possibility of having warning signs near the driveway at Shull Elementary School.

Manager Hensley stated there was a long history regarding that issue, and that it was discussed at length during the Costco public hearings. He suggested Commissioner Rahi speak with Public Works Director Krishna Patel for the background on that topic.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Schoonover to adjourn. Motion carried unanimously, 5-0. The meeting adjourned at 7:57 p.m. to the regular Planning Commission meeting scheduled for December 21, 2005, to start at 5:30 p.m.

Emmett Badar, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: