

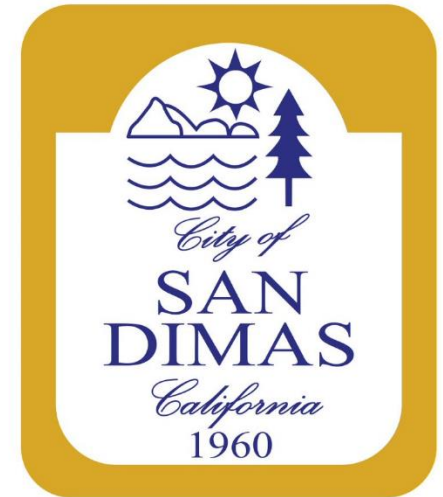
Community Development offers informational brochures on the following topics:

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. It does 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



Community Development Department

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Fridays 7:30 a.m. - 4:30 p.m.

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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 Director of Community Development pursuant to Chapter 18.12 of the Zoning Code. The application shall include a detailed site plan, improvement plan, and permission from the property owner and/or management company. 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.

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 4 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 Director of Community Development.
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 Public Works 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 Community Development 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 be served in an outdoor dining area, subject to approval by

the City and the Department of Alcoholic
Beverage Control (ABC).