

**CITY OF SAN DIMAS
DEVELOPMENT PLAN REVIEW BOARD
MINUTES**

**Thursday January 22, 2009 at 8:30 A.M.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*Emmett Badar, Mayor Pro Tem
Dan Coleman, Director of Development Services
Scott Dilley, Chamber of Commerce
Blaine Michaelis, City Manager
Krishna Patel, Director of Public Works (arrived at 8:40 A.M.)
Jim Schoonover, Planning Commission
John Sorcinelli, Public Member at Large*

ABSENT

CALL TO ORDER

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:34 a.m. so as to conduct regular business in the Council Chambers Conference room.

APPROVAL OF MINUTES

MOTION: Scott Dilley moved, second by Blaine Michaelis, to approve minutes of January 8, 2009. Motion carried 5.0.1.1. (Patel absent and Badar abstained)

HEARING ITEMS

DPRB Case No. 09-02

Request for sign program for the "Grove Station" located at 300 – 380 South San Dimas Avenue. APN: 8390-018-054, 055 Zone: Creative Growth Zone – Area 3

Representative for William Fox Homes not present.

Assistant City Manager of Community Development Stevens presented sign program proposal. He stated that there were some formatting issues to be worked out. The program is silent in regards to the City's sign

ordinance and Frontier Village. He recommended that the program clearly address secondary signs, window signs and other miscellaneous signs.

Graphic wall signs proposed with two options, either aged wood frame with aluminum panels or high resolution on canvas with tie down system. Mr. Stevens added that the aluminum would be more durable and require less maintenance over time than the canvas wall sign.

Development Services Director Coleman stated that the restroom signs as proposed were not ADA compliant. In response, Mr. Stevens stated that the program regulates the exterior signs only.

Mr. Coleman clarified details on page MIT-2 to Mr. Sorcinelli. Mr. Sorcinelli stated that there should not be any shiny lettering and that he preferred the aluminum wall signs over the temporary looking canvas signs and that he preferred using the term "typeface" rather than "font".

In response to Mr. Sorcinelli, Mr. Coleman suggested that a sheet be added showing the precise typeface to be used.

The Board discussed fonts and typefaces. In response to Mr. Sorcinelli, Mr. Stevens explained that the Playbill font had been removed from the Creative Growth Zone code with Early California font to be used instead. He added that a sheet could be added to program to specifically call out font and typeface to be used.

In response to Mr. Sorcinelli, Mr. Stevens stated that the City has pedestrian right of way, but not vehicular right of way as it relates to possible future Gold Line train station.

In response to Mr. Patel, Mr. Stevens stated that a monument sign is not permitted and signs are subject to Frontier Village sign regulations.

Mr. Stevens explained to the Board that the approved residential is all ownership housing. The middle 24 town homes are not currently permitted and a proposal for the rear 72 units may come in to make them rental units. Should the residential change from ownership to rental, then modifications to sign program would be made to address directional signs. Currently, each building will have a street address.

In response to Mr. Coleman, Mr. Patel stated that the internal streets are private and would look into possibility of adding "Grove Station" to street sign at San Dimas Avenue and Arrow Highway.

Motion: Dan Coleman moved to approve, second by John Sorcinelli with the following:

- Wall graphic signs to be aluminum with no shiny lettering;
- Type face sheet to be added to program;
- Internal restroom signs to be ADA compliant.

Motion carried 7.0.0.0.

DPRB Case No. 07-43

Proposed modifications to retail portion of Bonita Canyon Gateway project located at northwest corner of Bonita Avenue and San Dimas Canyon Road. APN: 8390-013-010, 011, 012 Zone: Specific Plan No. 26

Tom de Regt and Brad Smith of VCH-San Dimas Company, LLC were present.

Development Services Director Coleman gave a brief history of the project approvals. Walgreen's has pulled out of the project and Fresh & Easy is proposing to be in its place on the pad closest to intersection of Bonita and San Dimas Canyon Road.

There are no other changes being proposed.

In response to Mayor Pro Tem Badar, Brad Smith from VCH stated that in regards to the vacant retail space on the southwest end of the property they will be looking to add more housing instead due to the economy and reduced retail space demands.

Mr. Coleman stated that an amendment to the Specific Plan would be required to add more housing in place of retail. He stated that traffic circulation options were being looked at with applicant and City engineering consultant, RKA.

Mr. Sorcinelli expressed concerns about adding housing in the proposed retail area as it relates to circulation and access. He added that it would be undesirable to drive through a commercial parking lot to get to your house.

Mr. Smith added that creating one residential access off of the northeast side of the property off of San Dimas Canyon Road, possibly gated, was being considered as an option.

Motion: John Sorcinelli moved to approve proposed change, second by Blaine Michaelis.

Motion carried 7.0.0.0.

DPRB Case No. 09-01

Proposed first floor office for chiropractic and nutritional counseling service located at 149 East Bonita. APN: 8387-009-028 Zone: CG-2

Applicants Rebecca Braden, H.H.P, Dr. Mehr and Iwona Saranovic were not present.

Associate Planner Grabow presented proposal and DPRB reviews since 1990 of first floor office uses within CG-Area 2. Western University, providing outpatient physical therapy, occupied this location from 2004 to 2007. Location has been vacant since April 2008.

Most DPRB approvals for office use on the ground floor in CG-2 have been based on the space being too small for retail use and proposed uses were determined to be of service oriented use.

Applicants propose to combine chiropractic services and nutritional counseling. Proposed use includes: chiropractic services, nutritional counseling, homeopathic counseling, massage therapy and sale of nutritional supplements. Location is within the downtown parking district.

Ms. Grabow also added that the existing floor plan is designed for medical office use. Site plan was circulated to Board. No tenant improvements proposed at this time.

Mr. Patel suggested that a percentage of retail use should be required.

Mr. Coleman stated that the space is large enough for retail, but the existing floor plan is designed for medical office use. Any modifications would be very costly in order to convert into retail space.

Mr. Sorcinelli expressed concerns with non-retail use being encouraged instead of moving forward to create a retail environment in the downtown. Policy should encourage property owners to creatively focus on retail use not office use. He added that he was concerned about a setting precedence for future requests in the downtown.

Associate Planner Lockett stated in response to Mr. Sorcinelli that historically uses on the east side of Bonita Avenue has been more office than retail.

Mr. Patel suggested restricting a percentage of storefront space to retail with windows on front elevation clear and free of any obstruction.

Mr. Coleman stated that questions about the use should be whether tenant/use will generate public traffic and benefit the surrounding businesses. This

proposed use would have clients coming and going throughout the day; therefore, potentially visiting other businesses in the downtown while here.

Mr. Michaelis stated that the space to be vacated by the Wellness Center may free up new space for retail on the east side of Bonita Avenue.

Motion: Krishna Patel moved to approve, second by Dan Coleman with the following:

- A minimum of ten percent (270 square foot) of the tenant space shall be restricted to retail use only in order to promote pedestrian traffic.
- The windows on the front elevation of the structure (south elevation) shall be clear and free of any obstruction (i.e., no full length signage, walls, window coverings, etc).

Motion carried 7.0.0.0.

ADJOURNMENT

There being no further business the meeting was adjourned at 9:10 a.m. to the meeting of February 12, 2009 at 8:30 a.m.