

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

**Thursday June 11, 2009 at 8:30 A.M.  
245 EAST BONITA AVENUE  
COUNCIL CHAMBERS CONFERENCE ROOM**

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**PRESENT**

*Emmett Badar, City Council  
Dan Coleman, Director of Development Services  
Scott Dilley, Chamber of Commerce  
Blaine Michaelis, City Manager  
Krishna Patel, Director of Public Works  
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 8:35 a.m. so as to conduct regular business in the Council Chambers Conference room.

**APPROVAL OF MINUTES**

**MOTION:** Krishna Patel moved, second by Dan Coleman, to approve minutes of May 14, 2009. Motion carried 6.0.0.1. (Badar abstained)

**HEARING ITEMS**

**DPRB Case No. 09-22**

Request for a ground floor office use in the Frontier Village area of downtown, located at 120 West Bonita Avenue, Suite I.

APN: 8390-023-019 Zone: Creative Growth – Area 2

Kevin Gibbs & Genevieve Loza, applicants, were not present.

Sid Maksoudian, 120 West Bonita Avenue (Gourmet Chalet), was present.

Florence Quinn, 120 West Bonita Avenue (Back Street Antiques), was present.

Associate Planner Lockett presented staff report. She stated that applicant is requesting to establish an office use on the ground floor of a two story building located in the Creative Growth zone, Area 2, which is intended for retail use. Professional, administrative and sales offices are permitted in this zone provided that the office use is not located on the ground floor of any structure unless approved by the DPRB. A matrix of DPRB cases since 1991 for ground floor office uses in the Frontier Village was presented to the Board for review.

Mr. Coleman stated that he was disappointed that the applicants were not present to explain why they were interested in this ground floor retail space in this zone.

Ms. Quinn, Back Street Antiques, addressed the Board. She stated that the previous tenants in this space, The Mighty Scrapper, closed because the owner moved out of state and Knitwitz was evicted due to lack of rent payments. She added that there are tenants in this building that have old leases of 18-20 years and that the new owner of the building has been trying to break these leases. In addition, she stated that the new owner wants to increase rent with the addition of "CAM" fees for Common Area Maintenance and other taxes. She is in support of Staff's recommendation to deny request.

In response to Mr. Dilley, Mr. Coleman stated that there is not a specific percentage of office allowed in retail in this zone as there is for San Dimas Station (north and south) and San Dimas Town Center.

In response to Mr. Patel, Ms. Lockett stated that the applicant did not state whether or not they had looked at second floor space that is available in the building. She added that the applicant did feel that they would have foot traffic as a FHA lender.

Mr. Maksoudian addressed the Board. He stated that Knitwitz vacated this space approximately 4-6 months ago. He added that he is concerned about office uses replacing retail space in the downtown and that the downtown needs drastic help. Business is very slow for him.

Ms. Quinn agreed that business has slowed down and hopes that the Walker House will help the downtown. She added that she initiated the Garden Affair, but had to discontinue running it when she took ill. Said that the event has not been successful since then.

The Board noted that there were ten (10) letters of opposition submitted.

Mr. Coleman commented that the economy is having a very negative impact on the downtown. He stated that he recently had lunch at Sweet and Savory and was the only customer in the restaurant. In regards to particulars C., D., and E. in the opposition letter, they do not apply to this request; however, he found the other points of opposition to be compelling.

Mr. Dilley stated that a real estate office could potentially create foot traffic and that applicant should have been at meeting to make an argument for ground floor office use in this zone.

Mr. Schoonover stated that the space has not been vacant long enough for owner to claim hardship.

Mr. Sorcinelli stated that there has not been a non-retail use approved in the downtown for quite some time. The most recent approval was a chiropractic office with retail which never moved in. He suggested that a real estate office on the ground floor could look into having a display on the ground floor of property for sale.

Mr. Coleman stated that in his 30 years experience in city planning he has worked through times of recession. We need to resist the temptation to make negative planning land use decisions for short term benefit and stick to long range goals.

**Motion:** Dan Coleman moved, second by Krishna Patel, to deny request.

Motion carried 7.0.0.0.

### **ADJOURNMENT**

There being no further business the meeting was adjourned at 9:20 a.m. to the meeting of June 25, 2009 at 8:30 a.m.