

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

**Thursday, August 13, 2009 at 8:30 A.M.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*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

Emmett Badar, City Council

CALL TO ORDER

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:30 a.m. so as to conduct regular business in the Council Chambers Conference room.

APPROVAL OF MINUTES

MOTION: Dan Coleman moved, second by Scott Dilley, to approve minutes of July 23, 2009 with additional comments from Mr. Patel added to page 6 . Motion carried 5.0.2.0. (Schoonover and Michaelis abstained)

HEARING ITEMS

DPRB Case No. 09-03, Tree Removal Permit No. 08-43

Continued from February 12, 2009. A request to remove four Eucalyptus trees along the west property line in order to construct a retaining wall which will support a block wall above. The request includes the installation of barbed wire on the interior of the wall.

APN: 8685-006-813

Zone: Light Manufacturing (M-1)

Donna Lee, of Southern California Edison, was present. Associate Planner Espinoza stated that the applicant has revised the plans to address the Board's issues of concern. The west retaining/block wall has been reduced to only the area between the two industrial buildings. The applicant has encroachment approval from the adjacent property owner. By reducing the length of the wall, the tree removal request has been reduced from twenty-one (21) Eucalyptus trees to four (4) Eucalyptus trees. These four (4) trees may be able to be saved, but if warranted, will be removed with a replacement ratio of 2:1 of 24" box Bradford Pears planted along the street facing planters.

He stated that request for replacing the existing chain link fence with a block wall on the east and south property line and installation of barbed wire 6" below the top of the block wall on the interior for security remains the same.

In response to Mr. Sorcinelli, Mr. Espinoza stated that the area of concern between the buildings has been resolved, eliminating a "no man's zone". The area is to remain as is with existing drainage going out to street.

Mr. Schoonover stated that he was concerned with setting a precedent by allowing barbed wire. Mr. Coleman stated that Condition No. 10 addressed installation of barbed wire for this project so it would not be visible from public view.

Ms. Lee, Southern California Edison, stated that request is to provide safety and protect their distribution service center facility.

Motion: Blaine Michaelis moved, second by Scott Dilley to approve.

Motion carried 6.0.0.0.

DPRB Case No. 09-27

A tax accountant is requesting approval to operate their offices on the first floor within the Creative Growth Zone, Area 2 (Frontier Village) located at 121 East Bonita Avenue.

Environmental Classification: Categorically Exempt under Section, 15301 Existing Facilities.

APN: 8387-009-034 Zone: CG-2

Angie Jakum, Police Tax, was present.

Dorothea Della Penna, property owner of 121 East Bonita Avenue, was present.

Associate Planner Lockett presented request for office use on ground floor in CG-2 Frontier Village. Applicant was previously approved for office use on ground floor under DPRB No. 02-64 at 143 East Bonita Avenue. The Board had determined that the tenant space was not a viable retail space base on its small size (429 sq. ft.).

She continued stating that the applicant is proposing to relocate to 121 East Bonita Avenue, also on the ground floor in CG-2 zone. The previous tenant was the San Dimas Wellness Center and prior to that was a weight loss center.

Ms. Lockett pointed out issues of request:

- Applicant has moved into location without Board approval for ground floor office use;
- Location has historically been occupied by service/office users;
- Space not conducive to a retail use – lacks storefront windows and floor plan is divided into nine rooms;
- Applicant is an accounting office open only during tax season (January – April) and by appointment the rest of the year. Staff is concerned with setting precedent that would undermine desire to attract pedestrian traffic to downtown.

Mr. Sorcinelli stated that approving this request goes against the current ordinance. He expressed concern with lack of plan and vision to promote retail use in the downtown and ground floor office uses being approved. Mr. Sorcinelli stated that the DPRB needs direction from the City Council on promoting retail uses in the downtown.

In response to Mr. Patel, Mr. Coleman stated that ADA improvements are not required unless tenant improvement proposed per Mr. Beilstein, Building Official.

Ms. Della Penna addressed the Board. She stated that she has owned the building for 30 years and that it was originally a doctor's office, then insurance office, wellness center and now tax office.

The Board discussed Mr. Sorcinelli's concerns and comments. Mr. Michaelis stated that the existing buildings pose the most problem and that the Redevelopment Agency may have to get involved to aid in making buildings viable retail spaces.

Motion: Blaine Michaelis moved, second by Scott Dilley to approve ground floor office use based on the following findings:

- Lack of storefront;
- 1000 sq. ft. space – not viable retail space;
- Interior layout – divided up into 9 rooms;

- Historically, prior uses have been office use.

Motion carried 4.2.1.0. (Coleman and Sorcinelli against. Badar absent)

Mr. Michaelis addressed the Board. He suggested that the Board make a separate motion requesting that City Council provide direction to the DPRB on how to transition properties to retail in the downtown – a strategy to help facilitate properties to be more retail. He suggested that it could be brought up at their fall retreat.

Motion: John Sorcinelli moved, second by Blaine Michaelis to bring issues presented today regarding ground floor office use in the downtown before the City Council and ask that they explore viable opportunities for substandard buildings in the downtown either through the redevelopment agency or façade improvement program.

Motion carried 6.0.1.0. (Badar absent)

Mr. Sorcinelli requested to be present at any such meetings/discussions.

ADJOURNMENT

There being no further business the meeting was adjourned at 8:45 a.m. to the meeting of August 27, 2009 at 8:30 a.m.