

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

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

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: Dan Coleman moved, second by Blaine Michaelis, to approve minutes of September 24, 2009. Motion carried 6.0.0.1. (Badar abstained)

Approval of Minutes of August 27, 2009 rescheduled to meeting of October 22, 2009 as Mr. Coleman was not present at that meeting and can not make motion to approve.

HEARING ITEMS

DPRB Case No. 09-20

Review of minor revisions to site plan and elevations for mixed use project located at northwest corner of Bonita Avenue and San Dimas Canyon Road.

APN: 8390-013-010, 011, and 012 Zone: Specific Plan No. 26

Brad Smith, VCH San Dimas, LLC, was present.

Branko Prebanda, P+R Architects, was present.

Tom deRegt, VCH San Dimas, LLC, was present.

Dan Coleman, Development Services Director, presented revised plans to the Board. He explained that the proposed changes were minor and did not alter the basic site layout nor the architectural character of the buildings with no changes to the approved conditions adopted by City Council on August 11, 2009.

Tom deRegt, VCH San Dimas, LLC, addressed the Board. He stated that Fresh & Easy's new architect is P+R Architects. Fresh & Easy is changing their layout to a smaller model. He stated that the revisions created an increase in the landscape buffer which will increase screening of the apartments. The new architect has been instructed to fast track the construction documents back to the building department for plan check.

Branko Prebanda, P+R Architects, stated that he was confident that they would be able to accommodate Fresh & Easy's request to fast track. He clarified to the Board the location of the man door on the west elevation and noted that there were not any doors along San Dimas Canyon Road.

In response to the Board, Mr. deRegt stated that it is a soft market and they did not have any retail leads for the other retail spaces. He stated that the Fresh & Easy store will draw retail interest. Regarding the Glendora store, he stated that it had not opened yet because Fresh & Easy was switching to the smaller model. He stated that the housing component was out to bid and they are working with lenders.

Motion: John Sorcinelli moved, second by Emmett Badar, to approve revisions.

Motion carried 7.0.0.0.

ADJOURNMENT

There being no further business the meeting was adjourned at 8:55 a.m. to the meeting of October 22, 2009 at 8:30 a.m.