



**AGENDA**  
**SPECIAL CITY COUNCIL MEETING**  
**TUESDAY, JUNE 10, 6:00 P. M.**  
**SAN DIMAS COUNCIL CONFERENCE ROOM**  
**245 E. BONITA AVE.**

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**CITY COUNCIL:**

Mayor Curtis W. Morris  
Mayor Pro Tem John Ebner  
Councilmember Emmett Badar  
Councilmember Denis Bertone  
Councilmember Jeff Templeman

**1. CALL TO ORDER**

**2. ORAL COMMUNICATIONS**

(For anyone wishing to address the City Council on an item on this agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda.)

a. Members of the Audience

**3. STUDY SESSION**

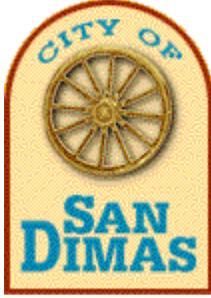
- Preliminary review of Downtown lighting options – focusing on tree trunks, roofline/architectural outline lighting, power availability, etc.
- Review of case study to relocate outside eating areas to boardwalk adjacent to building – preliminary cost evaluation, ABC regs, ADA issues, “boardwalk” impacts, etc.
- Discussion of assistance program for lighting and/or outside eating area and/or façade changes (on the south side - awnings, gooseneck sign lighting, etc.)
- Discussion of petition requesting City to revise zoning standards to maintain first floor for retail space and/or establish limitations on personal service businesses
- Preliminary discussion of request for façade assistance for tenant space in Johnstone Block (former beauty supply business)

**4. ADJOURNMENT**

The next meeting is on Tuesday, June 24, 2014 7:00 p.m.

**AGENDA STAFF REPORTS:** COPIES OF STAFF REPORTS AND/OR OTHER WRITTEN DOCUMENTATION PERTAINING TO THE ITEMS ON THE AGENDA ARE ON FILE IN THE OFFICE OF THE CITY CLERK AND ARE AVAILABLE FOR PUBLIC INSPECTION DURING THE HOURS OF 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY. INFORMATION MAY BE OBTAINED BY CALLING (909) 394-6216. CITY COUNCIL MINUTES AND AGENDAS ARE ALSO AVAILABLE ON THE CITY’S HOME PAGE ON THE INTERNET:  
<http://cityofsandimas.com/minutes.cfm>.

**POSTING STATEMENT:** On June 6<sup>th</sup>, 2014, A TRUE AND CORRECT COPY OF THIS AGENDA WAS POSTED ON THE BULLETIN BOARDS AT 245 EAST BONITA AVENUE (SAN DIMAS CITY HALL;) 145 NORTH WALNUT AVENUE (LOS ANGELES COUNTY PUBLIC LIBRARY, SAN DIMAS BRANCH); AND 300 EAST BONITA AVENUE (UNITED STATES POST OFFICE).



## MEMORANDUM

**DATE:** June 10, 2014  
**TO:** Mayor and City Council  
**FROM:** Community Development Department  
**SUBJECT:** Various Downtown Matters, as follows:

- Preliminary review of Downtown lighting options – focusing on tree trunks, roofline/architectural outline lighting, power availability, etc.
- Review of case study to relocate outside eating areas to boardwalk adjacent to building – preliminary cost evaluation, ABC regs, ADA issues, “boardwalk” impacts, etc.
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## DOWNTOWN LIGHTING

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At the Spring Retreat 2014 City Council discussed the possible alternatives for adding lighting to the Downtown area. Discussion focused on up-lighting or trunk lighting in street trees and lighting along rooflines or similar architectural features. Staff was directed to examine the feasibility of these approaches and determine preliminary costs for further consideration.

Public Works requested their lighting consultant to evaluate these options, particularly from a power availability perspective, and provide preliminary estimates. Staff also spoke with La Verne Staff concerning their experiences but was unable to obtain cost information. In addition, the Bonita Corridor Committee had secured a cost proposal for lighting. Supporting documents are included as Attachment #1 (Tree Lighting Study – June 4, 2014) and Attachment #2 (Proposal from The Christmas Light Pros).

Tree Lighting:

The Study shows two options for lighting street trees.

1. The first option is up-lighting using three tree straps per tree (see photo in Appendix B). The up-lights are estimated to cost \$1750 per tree including three LED up-lights and straps per tree and trenching/conduits extending from existing street light poles. LED up-lights use less power but also provide less overall brightness.
2. The second option is rope or string lighting around the tree trunks. Strings are stapled to trees (see photo in Appendix C) and do require a transformer. String lighting is estimated at \$2000 per tree including 75 LF per tree with a transformer plus trenching and conduits. It provides a higher level of brightness compared to up-lighting.

The Proposal includes 25 foot LED clear lights strands (\$20 per strand) with 8 or 12 strands per tree. Three installations are identified:

1. Trunk and branch lighting using 8 strands is \$210 per tree.
2. Trunk lighting only for medium sized trees using 8 strands is \$210 per tree.
3. Trunk lighting only for larger trees using 12 strands is \$315 per tree.

The Proposal notes that 30 amp power is needed at the base of each tree but does not include the cost to provide power from street lights to base of each tree.

There are approximately 12 trees medium to large trees on the north side of Bonita and approximately 15 medium to large trees on the south side of Bonita between San Dimas Avenue and Cataract (this count excludes smaller and multi-trunk trees). Street light poles between San Dimas Avenue and Monte Vista include upper and lower receptacles and an underground pull box. Street light poles between Monte Vista and Cataract have a pull box but no receptacles although there is spare conduit available for lower receptacles. The City did install/remove seasonal lighting on street light poles last year using lights provided by the Bonita Corridor Committee.

Any lighting for street trees is a City project and will require sufficient budget to implement. It should also be noted that lights will require some maintenance and replacement and strands will have to be replaced periodically. Walker House lights have been up since 2010 and are in need of replacement very soon. The proposal includes a two year warranty.

#### Roofline Lighting:

The Study does not include complete cost estimates for roofline lighting at this time and additional information has been requested which we hope can be available for the meeting. The Study does include a cost estimate for power supply since it is not known what power is available for the multiple individual buildings. A solar panel with battery back-up would allow an 8 hour run-time at a cost of \$2000 per system. We will also try to clarify whether this is per building or group of buildings so we can determine how many panels might be necessary.

The Proposal is more detailed regarding roofline lighting. It estimates that 3141 LF of roofline on both the north and south sides of Bonita can be provided with C-9 LED lights and associated parapet and roof clips for \$19,419.75. The estimate assumes electrical power is available from the stores.

An investigation to determine the availability of power at each building or group of buildings needs to be done. If sufficient power is not available at the roofline then power needs to be extended at additional cost. In addition it will be necessary to secure permission from all property owners to facilitate installation of a continuous lighting program. The Proposal indicates it is for roofline light from San Dimas Avenue to Cataract but many buildings west of Monte Vista are freestanding so it is not clear how or if these are included in this proposal.

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## OUTSIDE EATING AREAS

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At the Spring 2014 Retreat the City Council discussed possible opportunities to revise outside eating areas for restaurant in the Downtown. At present there are several outside areas located off the boardwalks in formerly landscaped areas. Council was interested in evaluating placement of these areas on the boardwalk adjacent to the buildings. Staff indicated that it would prepare a case study and estimate using Pozzetto's as the illustration.

Attachment #3 is a preliminary design of a new outside eating area for Pozzetto's placing it adjacent to the building. This design includes the following features:

- Removal of existing brick pavers and replacement with decorative concrete meeting ADA standards for new path of travel
- Removal of three trees
- Installation of a 4' high tubular steel fence around the new 200 square foot (approximately not including path to front door) outside eating area
- Installation of a mat (material not determined) to protect boardwalk from excessive wear and tear

The cost estimate (Attachment # 4) is \$15,000 plus contingency.

In addition there was discussion about gooseneck lights over the front wall sign and awnings similar to those on the north side of Bonita. Using data from the prior façade project the followings preliminary estimates can be used:

- Goosenecks – \$1000-1500 with two or three per sign at \$250 apiece plus installation and electrical (where needed)
- Awnings - \$8000-10000 (depending on length and attachment considerations)

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## CITY FINANCIAL ASSISTANCE

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There are not any funds in the currently proposed budget for FY14-15 to provide assistance. The City did provide design and construction assistance for façade renovations on the north side of Bonita through the Downtown Façade Program (see Attachment #5). Under this Program property owners were offered options for a rebate, a low interest loan or a deferred loan so significant property owner financial participation was necessary. All but one of the participants utilized the rebate option.

If the City decided to move forward with a similar program on the south it would be appropriate to determine the level of interest and possible commitment from property owners in participating in a program for façade upgrades, outside eating area relocations/renovations, lighting assistance or other desired exterior improvements. Depending on program design it may be possible to add additional properties on the north side as well.

The above information provides some preliminary cost guidance for possible improvements. For the most part building facades are in better condition but storefronts may require some work.

A request has been received regarding financial assistance to revise a storefront within the Johnstone Block at 154 W. Bonita. Plans are in plan check for tenant improvements and it is currently unclear whether storefront changes will be done at this time. The initial request was for \$15,000 but Staff does not have any formal costs and, in fact, has made a number of suggested revisions to return to a more historic storefront design. Since no monies are budgeted at this time Staff has advised that financial assistance is not available.

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## NON-RETAIL USES

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A letter and petition (Attachment #6) was received April 15 which expressed concern about the potential loss of ground floor retail space to non-retail use. The particular matter at hand involved the change of the beauty supply business at 154 W. Bonita to a beauty or hair salon use.

The area zoning is CG-2 which allows both retail and personal service businesses as permitted uses. Uses in the Downtown generally do not require additional parking for properties in the parking district. Offices are allowed on the second floor but may be approved on the first floor by the DPRB.

The proposed beauty/hair salon is a personal service business and would be allowed unless it is determined that existing regulations should be revised. Some cities take a more restrictive approach in Downtowns providing preferences towards retail and restaurant uses on the ground floors. This is commonly done by conditional use permit or some other special review procedure or by creating area-wide limits through percentages.

If the Council desires to take a more restrictive approach regarding personal service businesses, Staff can evaluate options and bring the matter back for further discussion.



Installation Date/Time: **OCT 2014**

**PROPOSAL**

Customer Name: **San Dimas Historic Downtown**  
 Address: **163 W. Bonita Ave** City/Zip: **San Dimas, 91773**  
 Phone #: **(909) 599-0811** Contact Person **Pat @ QIP**  
 Fax/Email: **qip91773@aol.com**  
 Notes: **Electrical Provided via specific Store Locations.**  
**Minimum Power Supply Required - 30 amps per Outlet.**

Lights:	Job Description:	Cost:
<b>PRODUCT:</b> <b>LED C-9 Bulbs</b> <b>Warm White.</b> <b>Green Wire.</b>  <b>Parapit Clips &amp; Roof Clips.</b>  <b>BLACK - Extension Wire &amp; Connectors to Power Lights.</b>	<b>ROOFLINE:</b> Installation of C-9 LED Warm White Bulbs w/ Parapit Clips & Roof Clips as required on Downtown Buildings on North & South side of Bonita Ave. between San Dimas Ave. & Cataract Ave. Approx. 3,141 Ft.  Installation requires Prepping all Rooflines with <b>ADVANCED CLEANING &amp; Glueing</b> of Parapit Clips on particular roofs.  Final Installation includes installation of C9 Socket Wire & LED Bulbs applying remainder of P-Clip & Roof Clip and Socket Glueing as needed.  <i>Pictures of RL Application available upon request. Total of 3,141 linear feet of Roofline.</i>	Materials \$14,919.75 Labor \$4,500  <b>TOTAL \$19,419.75</b>  <b>LIGHTING MATERIAL GUARANTEED FOR 2 YEARS.</b>
<b>LED MINI LITE STRANDS 25'</b>  <b>Warm White BULBS</b> <b>BRN WIRE</b>	<b>DOWNTOWN TREES LIT w/ LED CLEAR MINI LITE STRANDS.</b> (BROWN WIRE, 25' Strands)  <b>2 APPLICATIONS:</b> Strip Lighting - Up Trunks and Out to Multiple Branches Strip Lighting - 8 Strands <b>1 TREE</b>  Wrap Trunks Only - 2 Size Options: <b>MEDIUM</b> Trunk Trees requiring - 8 Strands LED Mini Strands <b>BIG</b> Trunk Trees requiring - 12 Strands LED Mini Strands  <b>EXAMPLE:</b> <b>OAK TREES</b> <b>BIG TREE @ Pacific Railroad Museum - Require 15 Strands &amp; Labor:</b> <b>- TOTAL COST \$400</b>  <b>POWER:</b> <b>To be Available to Connect at base of Trees</b>	8 STRAND TREE \$160 LABOR \$50  12 STRAND TREE \$240 LABOR \$75  (COST per 25' STRAND \$20) <b>LED</b>  <b>DISCLOSURE:</b> <i>If less strands are used, Deduction will be made out of the additional TREES!</i>
<b>Approx 1-2 weeks based on Cleaning &amp; Weather</b>	<b>COMPLETE INSTALLATION OF ROOFLINE &amp; TREES</b> <b>INCLUDES INSTALLATION OF ALL PRODUCTS, CLIPS, SOCKET &amp; EXTENSION WIRE &amp; BULBS.</b>	<b>CURRENT PRICING IS GOOD FOR 30 DAYS!</b>
<b>Boom Lift Rental (IF NEEDED)</b>  We are hoping to be able to install with crews on top of Roofline Building.	<b>20' - 40' BOOM LIFT Rental Estimate</b>  <i>Quoted Prices to us are only good for 30 days of estimate. Thus, cost is probable to increase by later part of 2014. We are not able to get a rental commitment from them at this time. Thus, prices may increase or decrease and then we will have to adjust Lift Rental accordingly upon that situation. LISTED IS THE HIGHEST PRICE POSSIBLE. We state this so early in the year to protect ourselves. But will supply Rental Bill upon said time. We do not uncharge for Boom Rental.</i>	Approx. \$185 Day Rental \$35 X 4 = \$140 Delivery RENTAL Taxes & Srchgs TBD. Approx Pricing for Boom Lift
<b>DISCLOSURE: We are not responsible for Replacement of any malicious damage, vandalism, or theft.</b>		
Any Required Permits are not included in Bid, thus will be an additional expense to Client at time of install. City of San Dimas responsible for product storage.		
<b>Estimate Includes: Install, Boxing &amp; Materials needed for completion of requested installation.</b>		

**Contract Agreement:**

TCLP is not responsible for inadequate power supplies. In the event of inadequate power supply, said owner has the choice to either bring in an Electrician or pay the TCLP \$50/hr to troubleshoot a possible solution.  
 TCLP guarantees Product for 1 Year. Any maintenance beyond 1st year requires fee.  
 TCLP only installs commercial grade product sold by TCLP.  
 Owner has been notified that to custom fit roofline lights, it will require access to the roof and holds The Christmas Light Pros harmless of any damage. TCLP is not responsible for any damage to tile roofs per homeowners admission to walk on them.  
**A 25% Deposit is Required to Secure your Installation Date** \* Balance Due Day of Installation  
*All measurements are approximate and not guaranteed.*

Signature \_\_\_\_\_  
 Accepting Services: \_\_\_\_\_

Randall & Diane Traw \* PO Box 293, La Verne, CA 91750 \* (909) 596-8511  
 Thank you for contacting The Christmas Light Pros of The Foothills for all your Holiday Lighting & Décor needs!

TREE LIGHTING STUDY

AT

W. BONITA AVE.  
BETWEEN S. CATARACT AVE. AND  
S. SAN DIMAS AVE.

for

City of San Dimas  
245 East Bonita Avenue  
San Dimas, CA 91773

June 4, 2014

**Attachment 2**

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- 2.03 Existing trees

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- 3.04 Limitation

## **4.0 CONCLUSION**

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- 4.02 Recommendation

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- Appendix A Photos of existing condition
- Appendix B LED tree strap mounting
- Appendix C LED rope or string lights

## **1.0 INTRODUCTION**

### **1.01 Purpose**

Lighting study has been completed for new tree lighting at W. Bonita Avenue between S. Cataract Avenue and S. San Dimas Avenue. The study will determine power available and options of different light fixtures suitable for variety of different trees.

### **1.02 Scope of Study**

The scope of this study included the following:

- a. Site visit to investigate existing site condition and existing power panel.
- b. Review of different light fixtures best suited for all existing trees.

### **1.03 Planned Construction**

It is proposed to install tree lighting on all trees along W. Bonita Avenue between S. Cataract Avenue and S. San Dimas Avenue.

### **1.04 Study Method**

My study consisted visual observation of existing site condition and checked existing power panel where power receptacles are being fed from.

## **2.0 EXISTING CONDITION**

### **2.01 Power receptacles on W. Bonita Ave. between N. Monte Vista Ave. and S. San Dimas Ave.**

Each street lighting pole has upper and lower power receptacles. Upper receptacles are being fed with the same circuits as street lighting circuits and lower receptacles are being fed with dedicated circuits. Each lighting pole has underground pull box in close proximity for pulling additional wires. Power receptacles are being fed from existing panel located behind San Dimas Grain (for poles located on south side of W. Bonita Avenue) and existing panel behind Bank of America (for poles located on north side of W. Bonita Avenue)

### **2.02 Power receptacles on W. Bonita Ave. between N. Cataract Ave. and N. Monte Vista Ave.**

Each street lighting pole does not have receptacle. There is spare conduit available for future lower receptacle to each street lighting pole. Each lighting pole has underground pull box in close proximity for pulling additional wires.

### **2.03 Existing trees**

There are several varieties of trees along W. Bonita Avenue with different branches and heights. There are approximately (12) trees north of W. Bonita Avenue and (15) trees south of W. Bonita Avenue.

### **3.0 OPTIONS AND LIMITATION**

#### **3.01 Option 1 – LED uplight using tree strap mounting**

Install LED uplight (3 light fixtures) on each tree using tree strap mounting (Refer to Appendix B). LED driver will be installed at the bottom of each tree (if required). LED lights are being fed from circuits serving lower receptacles. Lower receptacles can still be used if photo cell is installed to control LED uplight, otherwise lower receptacles have to be capped and install time clock at existing panel serving lower receptacles. Each circuit can serve 2-3 trees and lower receptacles can still be used. New underground conduit and liquid-tight conduit are needed from existing underground pull box closest to lighting pole to each tree.

Pro: LED uplight uses less power than rope or string LED lights and doesn't create glare to upcoming driver. Some of LED uplights come with built-in LED driver so there is no need for external LED driver.

Cons: LED uplight is not as bright as rope and string LED lights especially for larger branches.

Estimated Cost: \$750 (3 light fixtures and tree strap for each tree)

Estimated Labor: \$1,000 (including trenching, conduits and light fixtures installation per tree)

#### **3.02 Option 2 – Rope or string lighting around tree trunk**

Install LED rope or string lights around tree trunk up to main branches. LED rope or string lights are being fed from circuits serving lower receptacles. LED rope or string lights will be stapled to tree trunk and LED driver or transformer will be installed at approximately 10 ft. above ground to avoid vandalism. Lower receptacles have to be capped because rope or string lights take more power load. Each circuit can serve 2-3 trees and lower receptacles cannot be used. New underground conduit and liquid-tight conduit are needed from existing underground pull box closest to lighting pole to each tree.

Pro: LED rope or string lights are brighter than LED uplight especially for larger branches.

Cons: LED rope or string lights take more power than LED uplight. LED rope or string lights need external LED driver or transformer. LED rope or string lights might create glare to upcoming driver.

Estimated Cost: \$500 (75 foot estimated per tree and transformer)

Estimated Labor: \$1,500 (including trenching, conduits and light fixtures installation per tree)

#### **3.03 Option 3 – Solar panel and back-up battery**

Install solar panel and battery back-up on the roof of retail spaces along W. Bonita Ave. to provide power for single strand lights on the upper portion of the retail spaces.

Pro: Lower receptacles can still be used and tree lights do not depend on existing circuits.

Cons: Higher cost of installing solar panel and battery back-up for approximately 8 hour run time each night. Need to have structural engineer study existing roof structure to hold solar panel and battery weights.

Estimated cost: \$2,000 (solar panel, battery charger, batteries and cabinet)

Estimated labor: \$500

**3.04 Limitation**

Upper receptacles are almost at full capacity since upper receptacles are connected to street lighting. Tree lights cannot be connected to circuits serving upper receptacles.

**4.0 CONCLUSION**

**4.01 Circuits available**

Circuits serving lower receptacles can be used for tree lights along W. Bonita Avenue between N. Monte Vista Avenue and S. San Dimas Avenue. New circuits need to be installed for tree lighting installation along W. Bonita Avenue between N. Cataract Avenue and S. San Dimas Avenue.

**4.02 Recommendation**

LED rope or string lighting will add more lights to surrounding area in addition to street lighting that has high intensity. LED uplight will not add lights to surrounding area but rather highlight tree branches.

**APPENDIX A**  
**PHOTOS OF**  
**EXISTING CONDITION**



Existing tree and street lighting in the corner of S. Monte Vista Ave. and W. Bonita Ave.



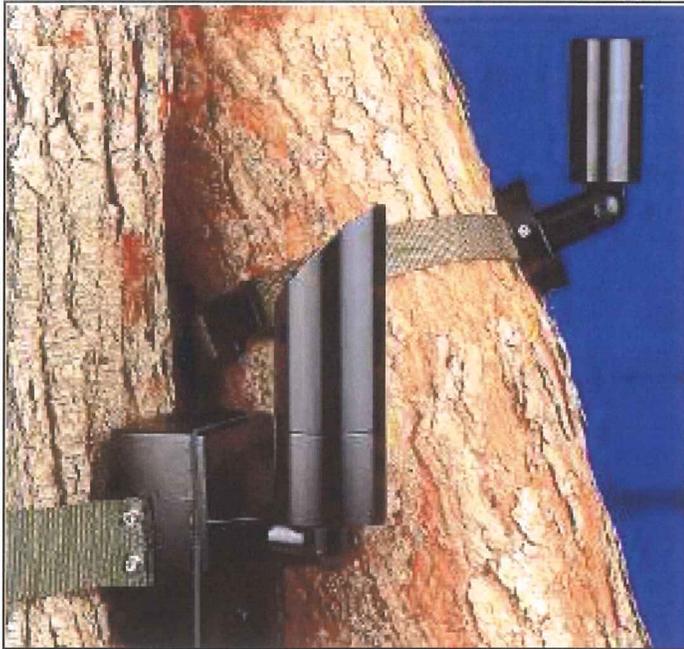
Existing pull box in close proximity of pole for future circuits



**Lower receptacles on each pole between S. Monte Vista Ave. and S. San Dimas Ave.**

**APPENDIX B**  
**LED TREE STRAP**  
**MOUNTING**

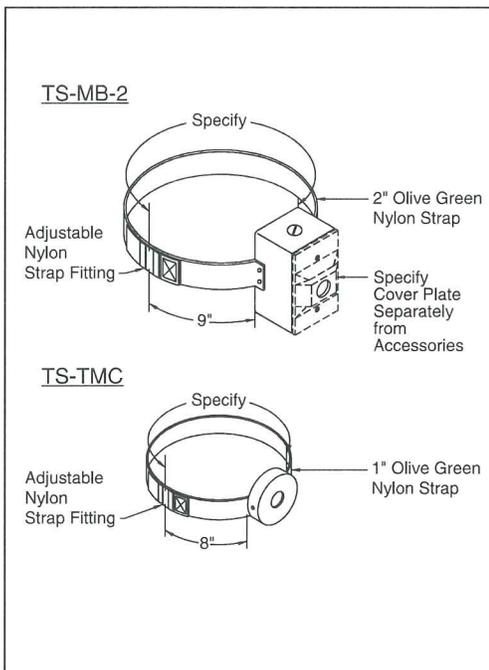
# Tree Strap™



**Tree Strap™** is a versatile tree mounting strap system that allows the lighting designer to use mounting positions previously not considered for use because of damage to the tree and the growth of the tree. Tree Strap uses no mounting screws, does not allow metal components to come in contact with the tree and allows for tree growth through adjustability of the strap system. Two mounting systems are available. The MB-2 box with the 2" nylon strap allows an electronic transformer to be installed thus providing integral transformer operation. The TMC with the 1" nylon strap is a small mounting device that allows for fixture mounting and wiring.

## Features

- Two mounting styles and sizes.
- Easy to use nylon strap fittings.
- 1" or 2" olive green nylon strap.
- Long lasting, super strength, nylon straps.
- Allows for dramatic lighting effects.
- MB2 allows multiple fixture mounting.
-  &  Listed.



## CATALOG NUMBER LOGIC

Example: TS - MB-2 - BZP - 36"

Series \_\_\_\_\_

Mounting Accessory \_\_\_\_\_

MB-2

TMC

Finish \_\_\_\_\_

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White(Gloss)	WHP	WHW
Aluminum	SAP	---
Verde	---	VER

Adjustable Strap Length \_\_\_\_\_

3" Minimum

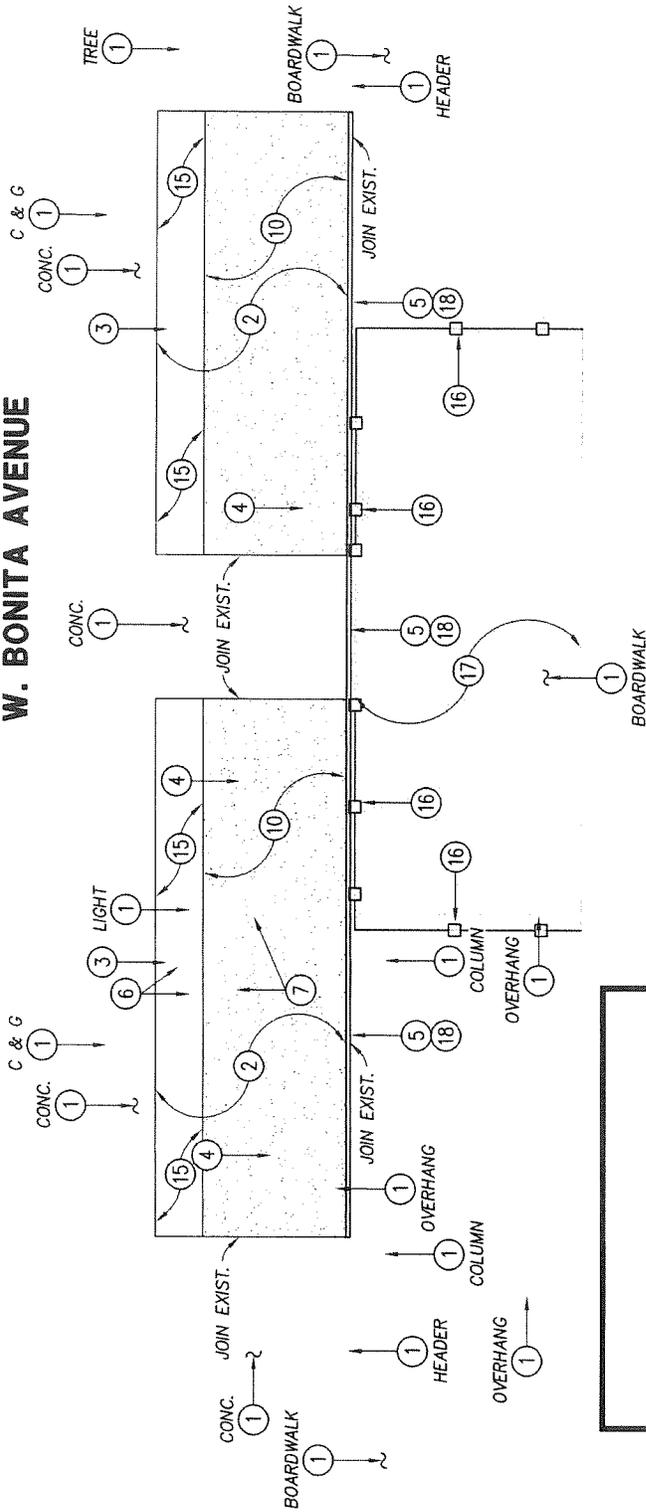


**APPENDIX C**  
**LED ROPE OR**  
**STRING LIGHTS**

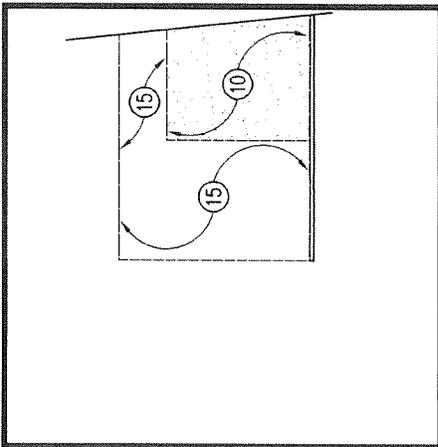




**W. BONITA AVENUE**



**POZZETTO ITALIAN DINING**



**OPTIONAL PLANTER**

**CONSTRUCTION NOTES & QUANTITY ESTIMATE**

ITEM	DESCRIPTION	QUANTITY
1	PROTECT IN PLACE.	-
2	REMOVE EXISTING BRICK PAVERS.	310 S.F.
3	REMOVE EXISTING EQUESTRIAN RAILING.	41 L.F.
4	REMOVE EXISTING TREE AND CAP EXISTING IRRIGATION BELOW PROPOSED SIDEWALK.	3 EA.
5	REMOVE EXISTING HEADER.	47 L.F.
6	ADJUST EXISTING ELECTRICAL BOX TO FINISHED GRADE.	2 EA.
7	ADJUST EXISTING WATER BOX TO FINISHED GRADE.	2 EA.
10	CONSTRUCT 4" THICK P.C.C. DECORATIVE SIDEWALK TO MATCH EXISTING.	245 S.F.
15	INSTALL LANDSCAPING AND IRRIGATION.	82 S.F.
16	INSTALL 4' HIGH TUBULAR STEEL FENCING.	38 L.F.
17	INSTALL MAT SURFACING OVER EXISTING BOARDWALK.	239 S.F.
18	INSTALL REDWOOD HEADER TO MATCH EXISTING.	47 L.F.

**RKA NORTH CONSULTING GROUP**  
 380 S. LINCOLN STREET, SUITE 200, WALNUT, CA 91786  
 909.344.0700 | WWW.RKANORTH.COM

**POZZETTO ITALIAN DINING SIDEWALK STUDY**

DATE: 2014-6-4  
 SCALE: 1"=5'  
 DRAWN BY: T.MACDONALD  
 SHEET: 1

DRAWING: X:\CAD\165611\DWG\SIDEWALK\_EFH.DWG

**RKA NORTH**  
 SCALE: 1"=1'-0"



## DOWNTOWN FAÇADE PROGRAM

### Participation:

Voluntary with initial focus on identified priority properties in first two years

### Available Funding:

Redevelopment Agency (RDA) to provide funding as determined in budget for FY 2009-10 and 2010-11

### Design Costs:

Paid by RDA up to \$7500 with pre-commitment letter from property owner to participate

### Loan Options:

Maximum amount: Up to 100% of construction costs not to exceed \$50,000, unless larger amount approved by RDA\*

Terms: Deferred – Full amount due and payable upon sale of property or after 10 years with 10% per year forgiveness if paid earlier than 10 years up to a maximum of 25%

No interest – Monthly payments (estimated \$416 for a 10 year loan of \$50,000 at 0%) with forgiveness after 7 years of any remaining amounts due if all payments timely

Low interest loan - Monthly payments (estimated \$483 for a 10 year loan of \$50,000 at 3%) with forgiveness after 5 years of any remaining amounts due if all payments timely

Duration: Up to a maximum of 10 years

### Rebate Options:

60% rebate with no loan

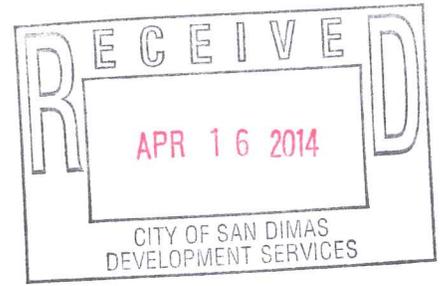
### Permits & Fees:

Waived

\* Larger amount approvals may consider an RDA right of first refusal to purchase based on suitability for property as a land assembly opportunity

## **Bonita Avenue Corridor**

163 W. Bonita Avenue  
San Dimas, CA 91773



April 15, 2014

Larry Stevens, Assistant City Manager  
City of San Dimas

Dear Larry,

There has been talk in the downtown area that B-Dazz-L Salon & Beauty Supply is, or is going to be, for sale or close. Interested investors want to develop this location (168 W. Bonita Ave.) into a larger version of a hair salon without retail.

The downtown merchants are concerned about this as we need more retail and not more service related businesses in the downtown corridor.

We are asking the City Council to re-visit the zoning of downtown with regards to how many businesses of one type can be located in the downtown area. We need more retail.

Please see the list of concerned business owners attached.

Respectfully,  
Bonita Avenue Corridor



## Bonita Avenue Corridor Committee

The undersigned (Bonita Avenue Corridor Merchants) are highly concerned about the increasing number of non-retail/service businesses in the downtown corridor. We believe this is seriously impacting sales tax revenue and foot traffic. We are asking the city to re-visit and review their policy of how many service businesses are allowed in the downtown. This may need the city's attention to address restrictions in zoning.

BUSINESS	NAME
QIP	Aut Meyers
Max Colman	Max Colman
A SECOND LOOK	Debra Willett
EMERSON GIFT SHOPPE	W. D. Emerson
San Dinis Pet Grooming	Kinberly Smith