



**CITY OF SAN DIMAS  
MINUTES  
SAN DIMAS REDEVELOPMENT AGENCY MEETING  
TUESDAY, September 27, 2005  
COUNCIL CHAMBERS  
245 E. BONITA AVENUE**

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**PRESENT:**

Chairman Morris  
Mr. Bertone  
Mr. Ebiner  
Mr. McHenry  
Mr. Templeman

Assistant Executive Director Duran  
Agency Attorney Brown  
Secretary Rios

**CALL TO ORDER**

Chairman Morris called the meeting to order at 8:17 p.m.

**ORAL COMMUNICATIONS**

None

**APPROVAL OF MINUTES**

It was moved by Mr. McHenry, seconded by Mr. Templeman, and unanimously carried to approve the minutes of the Special meeting of August 31, 2005 and regular meeting of September 13, 2005.

**EXECUTIVE DIRECTOR**

- 1) Consider extension of Exclusive Negotiating Agreement with Fox Development Group.

Assistant Executive Director Duran said the Exclusive Negotiating Agreement expires on October 31, 2005 for the Fox mixed use project, located on the east side of San Dimas Avenue, south of Puddingstone Shopping Center, south of the Railroad Tracks between the railroad tracks and Arrow Highway. Progress continues with this project and staff recommended that the term be extended to January 31, 2006.

It was moved by Mr. Bertone, seconded by Mr. McHenry, and carried unanimously, to extend to January 31, 2006, the terms of the Exclusive Negotiating Agreement with Fox Development Group.

- 2) Consider amendment to the Ride and Show Engineering, Inc. Disposition and Development Agreement and Grant Deed.

Assistant Executive Director Duran said that at the September 13, 2005 meeting, the Board approved a proposal from Ride and Show Engineering that a payment in the amount of \$250,000 be made for the removal of the DDA and Grant Deed requirement that subsequent uses of their building be consistent with the City's Redevelopment Plan. Mr. Duran outlined the elements of the Agreement and recommended approval to amend the Disposition and Development Agreement/Grant Deed between the Agency and Ride and Show Engineering, Inc. He said Ride and Show reviewed and approved the Agreement.

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It was moved by Mr. Bertone, seconded by Mr. Templeman, upon payment in the amount of \$250,000, to authorize the amendment of the Disposition and Development Agreement/Grant Deed between the San Dimas Redevelopment Agency and Ride and Show engineering, Inc. per staff's recommendation. The motion carried unanimously.

In response to Chairman Morris, Mr. **Eduard Feuer**, stated he reviewed and agreed with the document.

- 3) Direct staff to continue working with the owner of Chaparral Lanes to consider his proposal for the development of Agency-owned property at Eucla and Bonita.

Community Development Director Stevens reported that at their August 9, 2005 meeting, proposals from Chaparral Lanes and Citrus Valley Association of Realtors were outlined for the purchase and development of Agency owned property at the corner of Eucla and Bonita. The Board directed staff to explore alternatives and confirm the details of the two proposals. Mr. Stevens reported that the property is awkwardly shaped and if sold as is could create irregular buildings, parking and landscaped areas. From that perspective, it would make sense to evaluate combining the Agency's property to the Chaparral Lanes property allowing for more orderly property development and customary building and parking layouts. Staff recommended that the Agency direct staff to work with the owner of Chaparral Lanes to explore their development interest in detail, and to report back within 45 days to indicate if progress was achieved toward a recommended development plan. If progress has not been made after 45 days, staff is prepared to revisit other issues, including possibly exploring the Board of Realtors proposal.

In response to Chairman Morris, Director Stevens replied that Lasertag is viewed differently from arcade type of games and would qualify as an indoor recreational use that would require conditional use permits. He stated he has not yet determined what the parking requirements would be, but he would make sure Mr. Patel understands the use permit requirements. He stated that from a land use point of view, based on the configuration of the property, it makes more sense to focus on Mr. Patel's proposal at this time.

Mr. Templeman expressed his concerns about Lasertag from a law enforcement perspective because Lasertag consists of young adults armed with laser weapons moving about in a darkened building with various circuitous paths and obstacles. He suggested conducting a survey of other cities, including City of Alhambra, that have approved Lasertag activities. He said exiting and lighting are critical components of whether or not Lasertag could work, and the applicant needs to understand there are obstacles to approval. He agreed it would make business sense to first work with Mr. Patel, and would encourage him to bring in a Claim Jumper as the restaurant.

Director Stevens said if this proposed use does not work, staff will explore other options.

Councilmember Ebiner indicated that in this proposal, the property would end up being all parking lot and that is not what he had in mind for that particular piece of land. He would like to see a more comprehensive use for that piece of property and would vote against authorizing staff to go forward on this proposal.

It was moved by Mr. Bertone to authorize staff to work with Mr. Mike Patel, Chaparral Lanes, to explore the development plan in detail; after 45 days, present a progress report; and after that time frame, if progress has not been achieved, to contact Mr. Roger Wade to explore the Citrus Valley Association of Realtors proposal, or consider other options.

Mr. McHenry seconded the motion stating that he did not disagree that under this proposal, the property would be turned into a parking lot; however, he would be willing to consider selling the property to Mr. Patel if he could enter into an agreement with an approved restaurant use prior to the sale.

Mr. Templeman mentioned that the City Council has a similar interest in seeing an agreement with a restaurant use before moving forward.

In response to Mr. Ebner's comments, Director Stevens said most surplus property becomes a parking lot. He said the real key is that a pad development may be a fair trade off. It seems to make more sense than another two-story office building; however he would wait to see whether or not this proposal works.

Mr. Templeman expressed concern about customers running across the street to Casa Del Rey during the evening hours. He felt it was a serious issue that warranted consideration.

The motion carried 4.1, with Councilmember Ebner opposed.

**MEMBERS OF THE AGENCY**

None

**ADJOURNMENT**

The meeting adjourned at 8:31p.m.

ATTEST:

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Chairman of the San Dimas Redevelopment Agency

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Secretary