



MINUTES
REGULAR CITY COUNCIL
TUESDAY, FEBRUARY 28, 2006, 7:00 P. M.
COUNCIL CHAMBERS, 245 E. BONITA AVE.

CITY COUNCIL:

Mayor Curtis W. Morris
Mayor Pro Tem Jeff Templeman
Councilmember Denis Bertone
Councilmember John Ebner
Councilmember Sandy McHenry

City Manager Michaelis
City Attorney Brown
City Clerk Rios
Assistant City Manager Duran
Community Development Director Stevens
Public Works Director Patel
Parks and Recreation Director Bruns
Planning Manager Hensley
Municipal Arborist Day

1. CALL TO ORDER

Mayor Morris called the meeting to order at 7:02 p.m. and welcomed the Students in Government day participants.

2. RECOGNITIONS

- ❖ Proclaim March 8, 2006 Arbor Day to support efforts to protect our trees and woodlands.

Mayor Morris presented to Deborah Day, Municipal Arborist, the Proclamation urging all citizens to celebrate Arbor Day to plant trees that gladden the heart and promote the well-being of this and future generations.

- ❖ Recognize Arbor Day Poster Contest Winners

The third grade contest winners recited a poem and Deborah Day presented a certificate for their winning posters to Noah Celaya, Jessica Joy S. DeJesus, Erika Ferrer, Chelsea Carpenter, Nicolle Samulde, Nathan Martinez, Joshua Cristobal, and Saxon Gutierrez, participants in the San Dimas Arbor Day Poster Contest.

Ms. Day invited the public to join Ekstrand Third Graders, at Marchant Park, on March 8, 2006, 8:00 am to 12:00 Noon, to celebrate Arbor Day.

- ❖ Proclaim Saturday, March 4, 2006 as Health Nutz Day 2.0, to recognize the importance of health and fitness for the community.

Mayor Morris presented to Parks and Recreation Director Bruns and Mayor Morris accepted on behalf of Pomona Valley Community Hospital, a proclamation declaring March 4, 2006 as Health Nutz Day 2.0 to promote children's healthy habits and community health awareness.

Director Bruns invited everyone to attend the Health Nutz 2.0 event on Saturday, March 4, 2006, at Horsethief Canyon Park, from 10:00 am to 2:00 pm, for a cooperative activity with the hospital to promote healthy lifestyles for children and families.

Students in Government Day present at the meeting introduced themselves: Chelsea Harbin, Jessica Soo, Jesyka White, Maira Khan, Danielle DeCamp, Jacqueline Gallardo, Adrienne Silva, Ashlee Sterns, Rachel Evans, Kathleen Villanueva, Eric Alsop, Allison Falkenstein, Justine Arocha, Yossyanne Simbolon, Tori Haight, Darren Ratliff, and Raymond Mendoza.

- ❖ Recognize Captain Gregory Hill, who is transferring to the City of Malibu

Mayor Morris expressed deep gratitude for Captain Gregory Hill's commitment and six years service to the San Dimas community. He wished him well in the City of Malibu.

Captain Hill stated it has been a pleasure to serve the citizens of the City for the past six years

3. ORAL COMMUNICATIONS

(For anyone wishing to address the City Council on an item not on the 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

1) **Bill Ardary**, 1220 Liverpool Ct., expressed significant concern that his neighbors on Scarborough have failed to maintain the access easement causing safety and access problems, as well as drainage issues. He stated his neighbors have completely destroyed the scenic easement in violation of SP4 zoning codes, creating additional problems of erosion, runoff and viewshed issues. He asked Council to intervene and establish erosion control and water drainage measures and that the access easement be established, delineated, and maintained.

2) **Richard Fisher**, 1494 Badillo, Cinnamon Creek complex, stated he is in danger of losing his tenant because the City permitted a contractor to tear out bedroom walls, now exposed to weather conditions.

In response to Mayor Morris, Community Development Director Stevens explained that subject to conditions, the Development Plan Review Board approved the plan for re-siding the units within the Cinnamon Creek complex. However, the contractor proceeded with removing siding without permits and was issued a stop work order. Mr. Stevens added that there is an objection to conditions of approval and staff has been in discussion with the contractor to resolve this issue. Mr. Stevens mentioned that Building and Safety and Planning Department staff would work with them to create an interim method of weather protection. He suggested Mr. Fisher focus efforts on the Management Company and the contractor to comply with agreements made with the City in terms of the approval and the need to obtain building permits.

3) **Robert Mathis**, 226 W. Allen Avenue, summarized problems associated with his request for a 1,200 square foot second unit since 1996.

Mayor Morris stated the Council would consider this item as a Planning matter and Mr. Mathis would be notified of the date.

4) **Becky Evans**, 812 Via Alameda, San Dimas Sheriffs boosters, extended an invitation to the City Council, Parks and Recreation staff and Commissioners to the San Dimas High School Softball Classic tournament, on March 6-11, 2006, at the Sportsplex. She indicated that there would be about 25 high schools involved in this tournament and they would like the Council to attend. She will Fax to Theresa Bruns the schedule of the Tournament.

5) **Dan Rivera**, 1417 W. Cypress, Vice President of the Board for Cinnamon Creek Homeowners Association, joined the Board in an effort to change the situation at Cinnamon Creek and keep everyone safe. He is looking to provide safety for people exposed to the elements and work with the city to get the project completed.

Director Stevens stated that Building and Safety issued the stop work order and authorized protection of the uncovered portion of the wall. He said the issue remains that the management representative and contractors do not want to comply with what they previously agreed to in terms of new siding materials. He said staff is available to work through the details of the issues.

4. CONSENT CALENDAR

(All items on the Consent Calendar are considered to be routine and will be enacted by one motion unless a member of the City Council requests separate discussion.)

Councilmember Ebiner requested item 4a(4) be removed for clarification and separate consideration.

Mayor Pro Tem Templeman would like to further discuss item 4b(1) as there was a split vote.

It was moved by Councilmember McHenry, seconded by Councilmember Ebiner, and unanimously carried to accept, approve and act upon the consent calendar, as modified, as follows:

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:
 - (1) **RESOLUTION NO. 06-06**, A Resolution of the City Council of the City of San Dimas approving certain demands for the month of February, 2006.
 - (2) **RESOLUTION NO. 06-07**, A Resolution of the City Council of the City of San Dimas authorizing the City Engineer to proceed with the preparation of annual reports for the annual Levy of Assessments for the Northwoods Open Space District (TR 32841).
 - (3) **RESOLUTION NO. 06-08**, A Resolution of the City Council of the City of San Dimas authorizing the City Engineer to proceed with the preparation of annual reports for the annual Levy of Assessments for the Boulevard Open Space District (TR 32818).
- b. Approval of minutes for November 3, 2005 Council/Staff Retreat.
- d. Proclaim March 2006 Safe Communities Month.

END OF CONSENT CALENDAR

Item 4 a (4):

- (4) **RESOLUTION NO. 06-09**, A Resolution of the City Council of the City of San Dimas prohibiting parking of vehicles on certain streets in the vicinity of Via Verde Park and Ride Facility.

Public Works Director Patel outlined the changes that were made to Resolution No. 06-09. Mayor Morris stated he originally voted in favor on the basis that he understood there were parking spaces in the downtown Park and Ride for alternative use. He has since heard that there is no parking space available in the Park and Ride particularly when the Senior Citizens Excursion bus takes up available parking spaces.

Director Patel stated that the request is to ratify the decision made by the Traffic Safety Committee, as well as the decision made by the City council in terms of restricting parking on the north side of Covina,

and the north side of Via Verde, from Covina Hills Road to Camino Del Cerritos. He said the only addition is item No. 4 to extend parking restrictions from Covina Hills Road to Camino Del Cerritos.

Mayor Pro Tem Templeman clarified that the April date was brought up because Foothill Transit was making route improvements that would be approved in their budget process in April by the Governing Board. He felt this issue had been sufficiently analyzed for over one year and Council has heard several complaints from citizens impacted by the parked vehicles.

Councilmember McHenry said if the senior excursions are overloading the regular operation of the Park and Ride lot, staff should look at a different location for the bus. He indicated that the County recognized the impacts to the neighbors and banned parking on their streets and neighborhoods. He stated that although some people would be inconvenienced, Council owes it to the residents of Via Verde to prohibit public parking on their streets. He said this is not a lack of commitment to public transportation, but there is an appropriate place to park for public transportation and Via Verde Avenue is not a logical spot to have parking.

Mayor Pro Tem Templeman mentioned that Foothill Transit is very familiar with the concerns. They have been openly involved in meetings and noticed riding customers that parking could be prohibited around the area.

After the title was read, it was moved by Councilmember McHenry, seconded by Mayor Pro Tem Templeman, to waive further reading and adopt RESOLUTION NO. 06-09, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS PROHIBITING THE PARKING OF VEHICLES ON CERTAIN STREETS IN THE VICINITY OF THE VIA VERDE PARK AND RIDE FACILITY.

Councilmember Ebiner commented that parking has been prohibited on many streets in that area and pending other evidence that would convince him otherwise, the few spaces left should remain.

The motion was defeated 3.2, with Councilmembers Bertone, Ebiner, and Morris opposed.

In response to Councilmember Bertone, Mayor Pro Tem Templeman said Assemblyman Huff is secondary Chair for the Transportation Committee and it might be worth giving his office a call to suggest pursuing with CalTrans about 30-45 parking spaces.

In response to Mayor Morris, Director Patel indicated that the idea was to consolidate all resolutions into one. He suggested deleting item number 4 of the Resolution No. 06-09 and the remaining items 1,2, 3, 5, and 6 would still be part of the approval process.

City Attorney Brown stated that it is his understanding that the City does not have in place a Resolution confirming the parking restrictions on certain streets in the vicinity of Via Verde Park and Ride, and if the Council wishes to confirm what is in place now, item No. 4 could be deleted and the remainder of the Resolution could be adopted.

It was moved by Mayor Morris to adopt Resolution No. 06-09, eliminating item Number 4, related to the north side of Via Verde, east of Covina Hills Road to Camino Del Cerritos, and renumbering the remaining items.

The motion was seconded by Councilmember Bertone, and carried with Mayor Pro Tem Templeman abstaining.

Item 4b(1):

- b. Ordinances read by title, further reading waived, passage and adoption recommended as follows:

(1) **ORDINANCE NO. 1156**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING MUNICIPAL CODE TEXT AMENDMENT 05-03, A REQUEST TO AMEND CHAPTER 18.38 OF THE SAN DIMAS MUNICIPAL CODE TO REDUCE THE MAXIMUM SIZE OF SECOND UNITS. **SECOND READING**

Mayor Pro Tem Templeman stated he voted against this ordinance because he thought the size allowed for second units was diminutive for larger parcels and was substantially below what the state law allows.

Councilmember McHenry stated if second units are allowed, there needs to be some realistic approach to the size of the second unit. He indicated that a minimum is fine as a starting point, but felt there should be the ability to make a functional unit to accommodate a caretaker and visitors.

City Attorney Brown stated that before the Ordinance is read, he recommended that since three units that are of a size different from and greater than would be allowed, have received Development Plan Review Board approval, they be allowed to proceed in accordance with DPRB approval and not be limited by the present ordinance as long as they follow through with timing, application, obtaining permits, and construction.

In response to Councilmember Bertone, Mr. Brown replied that this recommendation does not apply to Mr. Mathis's request. He indicated that if the Ordinance is adopted, he would then like to have a separate motion confirming the recommendation of staff concerning the three units.

Director Stevens stated that the three units were not added to the staff report, but distributed to the City Council independent of the agenda.

In response to Councilmember Ebner, City Attorney Brown stated that if the Ordinance is adopted this evening, it would not become effective for thirty days, and more appropriate action could be taken at the meeting of March 14, 2006.

In response to Councilmember McHenry, City Attorney Brown stated that second story game rooms would not be permitted to convert to habitable space as a second unit. Director Stevens added that at least a couple of those do not meet minimum lot size standards. He further responded that if they decided to file an application for a second unit, they would have to meet the criteria in effect at the time.

After the title was read, it was moved by Councilmember Ebner, seconded by Councilmember Bertone to waive further reading and adopt **ORDINANCE NO. 1156**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING MUNICIPAL CODE TEXT AMENDMENT 05-03, A REQUEST TO AMEND CHAPTER 18.38 OF THE SAN DIMAS MUNICIPAL CODE TO REDUCE THE MAXIMUM SIZE OF SECOND UNITS.

Mayor Pro Tem Templeman opposed the motion and stated that lots one acre or more should be able to build a second unit of 1,000 square feet.

Councilmember McHenry said the alternative is to do a parcel map lot split forcing more development, rather than recognizing someone may prefer a larger lot and larger second unit.

The motion carried 3.2, with Councilmembers McHenry and Templeman opposed.

RECESS

Mayor Morris called a recess at 8:15 p.m. to allow the students to leave if they chose; and the meeting reconvened at 8:23 p.m. with all members present.

5. PLANNING

- a. Rehearing of Appeal of Development Plan Review Board approval of Case No. 03-09: 586 square foot attached garage conversion to family room and 2,906 sq. ft. detached garage with a second story loft/recreation area at 525 North Amelia Avenue.

Community Development Director Stevens reported that in 2003 the City Council heard the appeal, modified the DRPB approval, and permitted an 800 square foot, one-story garage and family room conversion. Director Stevens outlined the proposal, property description, surrounding properties, and illustrated a Powerpoint visualization of the impact of the structure on adjacent properties. Director Stevens compared the standards and issues, and stated that the applicant objects to the various conditions imposed by the DPRB to address concerns about the relationship of the two-story structure to adjacent residential properties on Highland Place; the necessity for various standard conditions; redundant or unnecessary conditions from Public Works and Building & Safety; and street improvement requirements. He outlined the three feasible alternatives to consider, and recommended approval of the project at the size previously recommended by the Development Plan Review Board, subject to conditions outlined in the report. He pointed out that the applicant has a concern about a safety issue associated with a utility pole and will work with staff to resolve the encroachment condition. Public Works Department has a concern with safety issues with guy wire reducing the effective width of the driveway.

Director Stevens responded to Council concerning revisions in the Tentative Conditions of Approval and stated the revised conditions are before Council for consideration and would become effective the date Council took action.

Staff was directed to discuss and clarify Public Works conditions with Mr. Phillips concerning damage to city property as a result of asphalt paving for the new driveway.

Director Stevens stated he discussed with Mr. Phillips the tentative revised conditions and understood from his attorney that the conditions are generally acceptable.

In response to Councilmember Ebiner, Director Stevens outlined the property setback requirements and stated they are consistent with the plans. He said the additional five feet would help in a slight degree to mitigate the impact on the neighbors. He further replied that Mr. Phillips thought architecturally it would be beneficial to keep windows on the rear of the building and expressed a willingness to make adjustments to obscure the view in some fashion.

Councilmember Ebiner inquired if language might be advisable as a condition to prohibit the conversion of the upstairs 1,200+ square foot recreation room into a second unit, based on the adoption of Ordinance No. 1156.

Director Stevens stated that the DPRB has imposed that language on a number of projects; however, in this case, the only plumbing facilities are on the first floor in the work shop area and it has become less evident of conversion; and informational condition requires compliance with Ordinance No. 1156. However, language could be included stating those requirements.

Mayor Morris asked Mr. Phillips or his representative to comment about the conditions.

Harold Greenberg, Attorney for the project, complimented staff for working on a resolution. He stated his client would like to move forward with this project and is prepared to accept the conditions as presented.

Mayor Morris opened the public hearing and asked if anyone wished to speak on this issue. He stated that Mr. Phillips has reserved the opportunity to make comments at the conclusion of the comment period.

Brad Secreto, 1110 North Cataract Avenue, stated that the issue of bulk and mass did not make sense on a two-acre property and the project did not seem unreasonable. He highly recommended helping these people go on with their lives.

Jack Long, 630 Gladstone, stated five years ago he purchased blighted property and went to the DPRB to start his project to build four homes on two acres. He discussed the changes that took place to the zone reducing his request from four to two homes; requirements for the style of the house; materials required; and escalating costs to build over the past five years. He expressed compassion for Mr. Phillips and was glad he could move forward with his project. He would like to know the impacts of the eminent domain for the Costco project to his and Mr. Phillips' property.

Public Works Director Patel stated a survey was conducted on Amelia Avenue and it is staff's goal to look at three alternatives for potential improvements to Amelia, which could include a sidewalk, full street improvements, and a realignment of the street. Once cost estimates are received, the information would be shared with residents and the City Council.

Dan McIntrye, 357 E. Pasadena Street, Pomona, said the project would not impose negative impact on surrounding properties and meets the intent of the General Plan. He asked that the City Council approve the plan approved by staff, the DPRB and Mr. Phillips.

In response to Councilmember Ebner, Mr. Greenberg replied that plumbing is not contemplated for the second story recreation room. As pointed out by Mr. Stevens, plumbing would only be installed on the first floor by the work shop area.

In response to Councilmember Ebner, Mayor Morris stated that he acquainted Mr. Phillips with the issue of Ordinance No. 1156, limiting the size of second units. Mr. Phillips advised that he has no intention of converting the building into a second unit.

Dennis Phillips stated he and his wife prepared a comparison of the property and did not wish to lose the opportunity to make the presentation.

There being no one else wishing to speak, Mayor Morris closed the public hearing, not precluding, if not approved, the opportunity for Mr. and Mrs. Phillips to make their comparison.

Councilmember Bertone complimented Mr. Greenberg and stated he is prepared to vote as staff recommends.

Mayor Pro Tem Templeman praised Mr. Phillips skilled work in the house and stated he is supportive of staff's recommendation.

Councilmember Ebner expressed willingness to support the project, but felt Mr. Phillips might be missing other design opportunities.

Councilmember McHenry stated that Mr. Phillips loses the opportunity to do full street improvements. He supports staff's recommendation.

It was moved by Councilmember Bertone to approve the project per staff's recommendation. The motion was seconded by Mayor Pro Tem Templeman.

Director Stevens mentioned that for the record he would bring back a Resolution to include the findings previously made by the Development Plan Review Board and updated consistent to this meeting.

In response to Council, Director Stevens stated that part of the criticism from the Court was that the City did not have findings sufficient to substantiate the reduction in size. He stated he would review with Mr. Phillips and his attorney the findings and provide documentation so those findings are clear, and he would bring back those findings in a Resolution format on the consent calendar.

Councilmember Bertone amended his motion to include documentation of the findings. Mayor Pro Tem Templeman affirmed his second and the motion carried 5.0.

RECESS

Mayor Morris recessed at 9:37 p.m. and reconvened the meeting at 9:45 p.m. with all members present.

6. OTHER BUSINESS

- a. Request from Waste Management for a service rate increase.

Assistant City Manager Duran reported that the City's Franchise Agreement with Waste Management allows for an annual rate increase based on a percentage in the Consumer Price Index and to reflect changes in the uncontrollable "extraordinary costs." Waste Management is requesting a 5.4% rate increase, as well as increases for fuel and disposal costs. Staff recommends approval of the service rate and extraordinary cost increases, and indicated that Larry Rinehart and Carolyn Anderson are present to answer any questions.

In response to Councilmember Bertone, Mr. Duran stated that when the Franchise Agreement was approved, staff conducted a survey identifying base rates and built in an annual increment. These formulas are within the current agreement.

Mayor Morris asked if the Waste Management representatives wished to speak.

Larry Rhinehart, Waste Management, appreciated staff's thoroughness and introduced **Carolyn Anderson**, returned after a brief hiatus.

Carolyn Anderson, Waste Management, said it is an honor to serve the citizens of San Dimas and reminded residents that they are entitled up to six bulky item pick ups at no additional charge. Residents could call Waste Management at 1-800-266-7551 prior to regular collection date, put items at the curb, and they will be picked up at no additional charge.

Mayor Morris stated citizens could call city hall for the number as well. He said an important part of the Franchise is that people have the ability to have bulky items hauled away.

Mr. Rhinehart indicated that although not part of the agreement, Waste Management also will pick up e-waste, including televisions, computers, cell phones, etc., handled in the same way as bulky item pick up.

It was moved by Councilmember McHenry, seconded by Councilmember Bertone, to grant a 5.4% service rate increase and extraordinary cost increases associated with fuel costs and disposal fees as recommended by staff. The motion carried unanimously.

- b. Request to clarify Overhead and Pole Banner Policy and Military Service Banner Program.

Assistant City Manager Duran outlined key elements of the street banner policy and stated if the policy is consistent with Council direction, staff recommended adoption, or modification. Mr. Duran reported that he met with representatives of the Military Service Banner Program to clarify details of the program, and they provided additional information on the banner program and permanent monument. He stated it was

understood that the banners would remain as long as the individual was in active duty and the banner program would end upon installation of the memorial. The Committee requested approval to locate some banners on Via Verde Avenue, between San Dimas Avenue and Puente Street for those military personnel living in that area. Staff recommended that a minimum number of banners be located along this street and requested direction on the Committee's request to install the banners at no cost.

In response to Councilmember Bertone, Manager Duran stated that the price could vary due to the infrequency of requests or there might be various locations. He added that the City is attaching strapping hardware to the pole, and for aesthetic reasons, the hardware would be taken down when not in use.

Councilmember Bertone was against separating Via Verde resident banners and felt all banners should be hung together. He stated that he is not opposed to not charging the Committee to hang banners; however, he thought other organizations should not be charged as well.

Councilmember Ebiner felt the military is a special case and should not have the same restrictions as other organizations. He thought families who could not afford the banner should not have to make the request for funds from the Committee. Depending on the number of banners, he is willing to entertain the idea of the City paying for the banners.

Gary Enderle responded to Council that military families who live in Via Verde have requested that the banners be hung in their area. He stated that most families that were contacted stipulated that they want to purchase the banners; however, literature could be reworded to state that a donation could be made.

Mayor Morris expressed concern with hanging banners in perpetuity and felt it was appropriate to identify estimated costs for budget consideration.

Mr. Enderle replied that the banners would be hung until the permanent memorial is dedicated, hopefully within one year.

Councilmember McHenry said this is a fantastic opportunity that is different from the Education Foundation or Los Angeles County Fair, and felt it was a tremendous honor to see banners honoring our military personnel serving overseas. He cautioned staff to be mindful of costs and look at efficiencies of leaving hardware on the poles.

Mr. Enderle reported that the double-sided banners would cost approximately \$85 each, in addition to the cost of the hardware, and it is anticipated that there would be approximately 150 banners hung until the permanent memorial is dedicated.

Mayor Morris suggested San Dimas Avenue between Via Verde and Avenida Loma Vista as an appropriate street for banner location. Foothill Boulevard was brought up as an additional street to consider.

Staff was directed to bring back additional information regarding banner locations, number of poles, and total costs.

7. SAN DIMAS REDEVELOPMENT AGENCY

Mayor Morris recessed at 10:12 p.m. the regular City Council meeting and convened a meeting of the San Dimas Redevelopment Agency Board of Directors. The meeting reconvened at 11:36 p.m. with all members present.

8. ORAL COMMUNICATIONS

a. Members of the Audience

No one.

b. City Manager

1) Date and time for April Retreat

It was the consensus of the City Council to meet for the Spring Retreat on:

❖ Monday, April 3, 2006, 3:00-7:00 p.m. and April 10, 2006, 3:00-7:00 p.m.

2) Public Works Director Patel reported on the Pilot program on Bonita Avenue and Cataract implemented to reduce speeding in the downtown. He stated that the findings of a survey conducted by the Traffic Engineer show that there is no difference in speeds; however, there is a negative impact with traffic queuing on Bonita Avenue causing delays, congestion, and illegal right turns. He recommended abandoning the pilot program.

In response to Mayor Morris, Director Patel replied that the streets could be re-stripped and the program abandoned within one week.

c. City Attorney

No report.

d. Members of the City Council

1) Report on meetings

No report.

2) Councilmember McHenry expressed concern with overbuilding setting a precedent and stated that the Development Plan Review Board approved two additions doubling the housing with lot coverage of 30% and a similar item was continued. He indicated that the massive housing does not provide space for parking and the streets become parking lots. He mentioned that with no constructive tools in place, there is little the Board could do. He brought up four steep lots on Cannon Drive that have not resolved drainage and sewer issues, with proposed 15-20 foot walls, that is going back to Planning.

Mayor Morris stated that the Planning Director should have the authority to request that the matter be heard on a de novo basis.

3) Councilmember Bertone indicated that for the past six-seven months there have not been reports for Neighborhood Watch and he would like to see regular reports.

4) Mayor Morris and Mayor Pro Tem Templeman thanked the three students who stayed the entire meeting.

9. CLOSED SESSION

Mayor Morris recessed at 11:58 p.m. for a City/Redevelopment Agency closed session pursuant to Government Code Section 54956.8:

a. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Property: Property acquisition pursuant to the Disposition Development Agreement with Costco for the Costco project at the southeast corner of Lone Hill and Gladstone.

APN: 8383-009-004; 019, 025, 026, 044, 045, 046 & 047, 602 N. Lone Hill Avenue; 526 N. Lone Hill Avenue; 522 N. Lone Hill Avenue; 514 N. Lone Hill Avenue; 508 N. Lone Hill Avenue.

APN: 8383-009-020 & 021, 506 N. Lone Hill Avenue

APN: 8383-009-034, 943 W. 5th Street; 943 "B" W. 5th Street

APN: 8383-009-035, 933 W. 5th Street

APN: 8383-009-017, 018, & 036, 1000 W. Gladstone

APN: 8383-009-015 & 016, 1002 Gladstone Street; 1004 Gladstone Street.

APN: 8383-010-005, 948 W. 5th Street

APN: 8383-010-054, 942 W. 5th Street

APN: 8383-010-800, 932 W. 5th Street

APN: 8383-010-009, 922 W. 5th Street

APN: 8383-010-018, 019 & 020, 914 W. 5th Street

Negotiating Parties:

For Agency: Blaine Michaelis, City Manager/Executive Director, and J. Kenneth Brown, City/Agency Attorney.

For Developer: Steve McArthur, Costco-Northwest Atlantic

Under Negotiation: Terms and conditions of City/Agency possible participation.

b. **CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION
(SUBDIVISION (a) OF GOVERNMENT CODE SECTION 54956.9)**

Name of Case: Bradley and Rebecca Secreto v. City of San Dimas, LASC Case No. BC298567

c. **REPORT OF CLOSED SESSION ACTION**

1) **There was no reportable action.**

10. ADJOURNMENT

The meeting adjourned at 12:05 a.m. The next meeting is on March 14, 2006, at 5:30 p.m. for a study session on Pavement Management and median and bow-out improvements at Bonita Avenue and Iglesia Avenue.

Mayor of the City of San Dimas

ATTEST:

City Clerk