



**AGENDA**  
**REGULAR CITY COUNCIL /**  
**REDEVELOPMENT AGENCY MEETING**  
**TUESDAY, MAY 23, 2006, 7:00 P. M.**  
**COUNCIL CHAMBERS, 245 E. BONITA AVE.**

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**CITY COUNCIL:**

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

**1. CALL TO ORDER AND FLAG SALUTE**

**2. 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

**3. 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.)

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

- (1) **RESOLUTION NO. 06-22**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTH OF MAY, 2005.
- (2) **RESOLUTION NO. 06-23**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA ADOPTING THE NATIONAL INCIDENT MANAGEMENT SYSTEM (NIMS) AS REQUIRED BY HOMELAND SECURITY PRESIDENTIAL DIRECTIVE (HSPD-5).
- (3) **RESOLUTION NO. 06-24**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, DENYING WITHOUT PREJUDICE DEVELOPMENT PLAN REVIEW BOARD CASE NO. 06-02, A REQUEST TO CONSTRUCT A 972 SQUARE FOOT TWO-STORY ADDITION AT 455 BALBOA COURT.
- (4) **RESOLUTION NO. 06-31**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE CALIFORNIA INTEGRATED WASTE MANAGEMENT BOARD UNDER THE CALIFORNIA USED OIL RECYCLING ENHANCEMENT ACT.

- b. Ordinances read by title, further reading waived, passage and adoption recommended as follows:
  - (1) **ORDINANCE NO. 1157**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING MUNICIPAL CODE TEXT AMENDMENT 06-01, A REVISION TO CHAPTER 8.36 NOISE ORDINANCE TO ALLOW AN EXCEPTION TO EXTERIOR NOISE LEVELS TO EXCEED 65 DBA. **SECOND READING**
  - (2) **ORDINANCE NO. 1158**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING THE SAN DIMAS MUNICIPAL CODE BY AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING FROM LIGHT AGRICULTURE TO SINGLE FAMILY AGRICULTURE-20,000 ON THE PROPERTY LOCATED AT 220 WEST BASELINE ROAD. **SECOND READING**
- c. Approval of minutes for regular meeting of May 9, 2006.
- d. Tentative Tract Map 52717, a request for one-year extension.
- e. Award of the Traffic Engineering Consultant Services Contract to Warren C. Siecke for Bonita Avenue/Citrus Regional Bikeway Project in the amount of \$29,200.00.

END OF CONSENT CALENDAR

#### 4. PUBLIC HEARINGS

- a. Consider Tentative Tract Map 06-01 (66251), Subdivision of property;  
Conditional Use Permit 05-04, 14 Unit Live/Work Project;  
Conditional Use Permit 06-02, 96 Unit Residential Project;  
Conditional Use Permit 06-03, Off-Site and Shared Parking for Commercial/Office Building;  
Development Plan Review Board Case Nos. 06-24; 06-25; 06-26, A request to construct a 9,600 square foot commercial/office building, a 14 unit live/work and townhouse building and a six building, 96 unit townhouse and loft condominium project.  
Project Location: A 5.259 acre property on the east side of San Dimas Avenue, south of railroad tracks and north of Arrow Hwy. at Commercial Street.

**RESOLUTION NO. 06-25**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING TENTATIVE TRACT MAP 06-01 (066251), A REQUEST TO SUBDIVIDE A 5.259 ACRE PROPERTY INTO 10 LOTS, ONE COMMERCIAL LOT AND NINE LOTS FOR CONDOMINIUM PURPOSES ON THE PROPERTY LOCATED ON THE EAST SIDE OF SAN DIMAS AVENUE SOUTH OF THE RAILROAD TRACKS AND NORTH OF ARROW HIGHWAY AT COMMERCIAL STREET.

**RESOLUTION NO. 06-26**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 05-04, A REQUEST BY WILLIAM FOX HOMES TO CONSTRUCT 14 RESIDENTIAL TOWNHOUSES, SEVEN OF WHICH ARE LIVE/WORK UNITS, ON THE PROPERTY LOCATED AT 210-350 SOUTH SAN DIMAS AVENUE (EAST SIDE OF SAN DIMAS AVENUE SOUTH OF THE RAILROAD TRACKS AT COMMERCIAL STREET.)

**RESOLUTION NO. 06-27**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 06-02, A REQUEST BY WILLIAM FOX HOMES TO CONSTRUCT A 96-UNIT TOWNHOUSE AND LOFT UNIT RESIDENTIAL PROJECT ON THE PROPERTY LOCATED IN THE 100 BLOCK OF EAST COMMERCIAL STREET.

**RESOLUTION NO. 06-28**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 06-03, A REQUEST BY WILLIAM FOX HOMES TO ALLOW OFF-SITE AND SHARED PARKING FOR A 9,600 SQUARE FOOT COMMERCIAL/OFFICE BUILDING LOCATED AT 360 SOUTH SAN DIMAS AVENUE.

- b. Setting the Special City-wide parcel tax for Fiscal Year 2006-2007.

**RESOLUTION NO. 06-29**: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, SETTING THE SPECIAL CITYWIDE PARCEL TAX FOR FY 2006-2007 TO BE USED FOR LANDSCAPE MAINTENANCE PURPOSES.

- c. Consider Increase of Business License Fees.

**RESOLUTION NO. 06-30**. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, SETTING THE BUSINESS LICENSE FEES RATES FOR FISCAL YEAR 2006-07.

## 5. OTHER

- a. Update on Appeal of Conditions of Approval for Precise Plan 04-01 (DPRB Case No. 04-75), 510 East Foothill, 15,133 two-story office building.
- b. Request for Council's opposition to Senate Bill 1778.
- c. Update on alternatives for June 12 Report of Waste Discharge (ROWD) submittal for the next five-year National Pollutant Discharge Elimination System (NPDES) permit cycle.

## 6. SAN DIMAS REDEVELOPMENT AGENCY

- a. Oral Communications
- b. Approval of minutes for meetings of May 9, 2006.
- c. Executive Director
- d. Members of the Agency

## 7. ORAL COMMUNICATIONS

- a. Members of the Audience
- b. City Manager
- c. City Attorney
- d. Members of the City Council
  - 1) Report on meetings
  - 2) Appointment to the Senior Citizens Commission

## 8. CLOSED SESSION

Recess to 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. 5<sup>th</sup> Street; 943 "B" W. 5<sup>th</sup> Street

APN: 8383-009-035, 933 W. 5<sup>th</sup> Street

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

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

APN: 8383-010-054, 942 W. 5<sup>th</sup> Street

APN: 8383-010-800, 932 W. 5<sup>th</sup> Street

APN: 8383-010-009, 922 W. 5<sup>th</sup> Street

APN: 8383-010-018, 019 & 020, 914 W. 5<sup>th</sup> 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. CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION (SUBDIVISION (a) OF GOVERNMENT CODE SECTION 54956.9)

Name of Case: San Dimas Redevelopment Agency v. Kay E. Staley, LASC #BC345254

### d. CONFERENCE WITH LABOR NEGOTIATOR (G.C. Section 54956.6)

The City Council will meet with City Manager Blaine Michaelis to discuss FY 2006-07 budget issues as they relate to City of San Dimas employees.

### e. REPORT OF CLOSED SESSION ACTION

## 9. ADJOURNMENT

The next meeting is June 13, 2006, 7:00 p.m.

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>

THE CITY OF SAN DIMAS CITY COUNCIL CHAMBERS ARE EQUIPPED WITH A HEARING ASSISTANCE SYSTEM. PLEASE CONTACT THE CITY CLERK AT 909/394-6216 TO CHECK OUT A RECEIVER.

**POSTING STATEMENT:** ON MAY 19, 2006, 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).