



MINUTES
REGULAR CITY COUNCIL
TUESDAY, MAY 9, 2006, 7:00 P. M.
COUNCIL CHAMBERS, 245 E. BONITA AVE.

PRESENT:

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

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
Associate Planner Lockett
Assistant Planner Concepcion

ABSENT:

Councilmember Sandy McHenry

1. CALL TO ORDER

Mayor Morris called the meeting to order at 7:01 p.m. and led the flag salute.

2. RECOGNITIONS

- Proclaim May 15-19, 2006 as Week of Lone Hill Middle School Honor Students Week.

Mayor Morris presented to **Ray Arredondo**, Principal of Lone Hill Middle School, a proclamation to recognize students at Lone Hill Middle School who have excelled in their accomplishments, citizenship and scholarship.

Ray Arredondo, Principal, on behalf of Lone Hill Middle School staff and students, thanked the Council for the recognition, and said he is proud of their staff and students. He stated this is a big accomplishment in his first year as Principal, and invited the Council, parents, and community members to visit their campus to see the students, staff, the clean and safe operations of their facility, and be part of the education experience.

Mayor Pro Tem Templeman mentioned he would join Principal Arredondo on May 17, 2006, at 6:30 p.m. to present certificates to the students.

- Caryol Smith, Friends of San Dimas Dog Park, California Parks and Recreation Society Community Service Award

Facilities Manager Karon DeLeon extolled the merits of Ms. Smith and said she was the driving force behind the support group, secured guest speakers for monthly meetings, developed literature, an

ambassador's program, fundraisers, conducts monthly weed pulling parties, and developed a web site for the continued betterment of the park.

Mayor Morris presented a plaque to **Caryol Smith**, a small token of appreciation for her dedication and hard work in the pursuit of an off-leash dog park in the city of San Dimas.

Caryol Smith thanked the Mayor and Councilmembers, Theresa Bruns, Karon DeLeon, and the Parks and Recreation Department for all their support. She stated that they went from having 210 to over 700 Friends of San Dimas Dog Park.

Councilmember Ebner, liaison to the Parks and Recreation Commission, stated it is because of Caryol's "dogged" pursuit of her dream that we have a Dog Park.

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) **Alta Skinner, Margie Green, Aline Kranzer**, representing the Festival of Arts, thanked their number one sponsor - the City of San Dimas City Council and staff. They stated that the Festival could not have enjoyed a successful 30th year without the support of the City, and there is not another city in the country that gives as much to organizations that support the community than this Council. They separately thanked Karon DeLeon for her hard work the whole weekend.

They invited the Council to a picnic fundraiser at Hafif Estate, a private estate in La Verne, to benefit the Festival of Arts for \$55 a person.

2) **Ted Powl**, President/CEO, Chamber of Commerce, reminded the Council and community that the Chamber Installation Awards Dinner is scheduled for Wednesday, May 24, 2006 and the Chamber is still accepting nominations for Business Awards. The event costs \$40 and citizens could call the Chamber at 909/592-3818 to make reservations.

In response to Mayor Morris, Mr. Powl stated that the next mixer *Wild by Nature* will be held on May 18, 2006, the next annual meeting breakfast to honor the past Chairman of the Board is on June 1, 2006, and he would be happy to have the Council join them.

3) **Dennis Phillips**, 525 N. Amelia, stated he had requested a progress report on Councilmember McHenry's property and was told preliminary drafts were not yet public information. His wife discovered on the internet that the public is entitled to review the information, and City Attorney Brown welcomed them to review the documents. He inquired about the settlement with the Secretos.

City Attorney Brown replied that essentially the City has been in approval of and is waiting for final comments from Mr. and Mrs. Secreto.

Mr. Phillips stated that Mr. Secreto has a different opinion.

4) **Ginny Phillips**, 525 N. Amelia Avenue, stated she reviewed public records made available and felt the property was not in compliance, nor are school district taxes paid.

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.)

It was moved by Councilmember Bertone, seconded by Councilmember Ebner, and unanimously carried to accept, approve and act upon the consent calendar, as amended, as follows:

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:
 - (1) **NO. 06-20** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF APRIL AND MAY, 2005.
- b. Approval of minutes for City Council/Staff Retreat of April 3, 2006 and regular meeting of April 25, 2006.
- c. Award of Cash Contract No. 2006-01 to Rite-Way Roof Corporation, in the amount of \$24,392.00, for re-roofing of specified/portions of San Dimas Swim and Racquet Club.
- d. Authorization to waive formal bid process for the purchase of Light Emitting Diode (LED) Traffic Signal Light Fixtures and Award of Bid to Jam Services, a sole source supplier, in the amount of \$20,000.
- e. Proclaim May 2006 as A.L.S. Awareness Month.

END OF CONSENT CALENDAR

5. PUBLIC HEARING

- a. 2006-07 Annual City Budget
 - 1) Presentation of preliminary budget highlights

Assistant City Manager Duran presented a narrative and summary of the 2006-07 budget proposals and highlights, including an estimate of anticipated revenues and expenditures.

- 2) Question and Answer Period/General Discussion

Mayor Morris opened the public hearing and asked if anyone wished to ask questions or make comments on the proposed 2006-07 budget, and there being no one wishing to speak, he closed the public hearing.

Mayor Pro Tem Templeman thought it important for the public to know that staff is looking to add personnel to help process activities in an efficient, expeditious manner, and that would be brought back for Council's consideration.

Councilmember Ebner stated that in response to the public's request, a sidewalk would be constructed on a portion of Amelia Avenue, between Fifth Street/Gladstone, as a way of providing a safe path to Shull School, store, or simply walking.

City Manager Michaelis indicated that the final FY 2006-07 budget would be presented for Council's consideration and adoption at the June 13, 2006 meeting.

3) Other Items of Community Interest.

There was no one wishing to speak.

- b. Tentative Tract Map 05-04, Zone Change 05-01, DPRB Case No. 05-86, Municipal Code Text Amendment No. 06-01, a request to change existing zoning from AL to SFA-20,000 to subdivide an existing 4.62 acre parcel into 7 residential lots at 220 W. Baseline Rd, and a Municipal Code Text Amendment to Code Section 8.36 Noise Ordinance to add exceptions to the allowable residential exterior noise levels.

LOCATION: 220 West Baseline Road, Parcel 8661-009-025

ENVIRONMENTAL: Mitigated Negative Declaration

RESOLUTION NO. 06-21, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, RECOMMENDING APPROVAL OF TENTATIVE TRACT MAP NO. 05-04 (TTM 062861), A REQUEST TO SUBDIVIDE AN EXISTING 4.64 ACRE PARCEL INTO SEVEN EQUESTRIAN RESIDENTIAL LOTS ON THE PROPERTY LOCATED AT 220 WEST BASELINE ROAD.

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. **FIRST READING**

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 220 AT WEST BASELINE ROAD. **FIRST READING**

Associate Planner Lockett presented a request from Citivest Inc. to change the existing zoning from AL Light Agriculture to SFA 20,000 and subdivide the 4.62 acre lot located at 220 W. Baseline into seven residential equestrian lots. She stated that Cataract would be extended into an interior cul-de-sac and equestrian trails are proposed throughout the development. Staff recommends adoption of Resolution No. 06-21 approving Tentative Tract Map 05-04; and introduction of Ordinance No. 1158 approving Zone Change 05-01. Planner Lockett added that a mitigated negative declaration is being proposed with this project. Planner Lockett also reported that the noise ordinance establishes a maximum exterior noise level of 65 decibels (dBAs) and no residential development is permitted where exterior noise levels exceed the maximum exterior noise level. Staff is recommending that an exception be added to the existing noise ordinance that allows exterior noise levels to exceed 65 dBA in certain circumstances and recommended introduction of Ordinance No. 1157.

Planner Lockett responded to Councilmember Bertone that all seven properties would be equestrian and illustrated on the tract map areas that cannot be used for habitable space that would limit horsekeeping areas.

In response to Councilmember Ebner, Planner Lockett replied that within the no-build area, a swimming pool could be built.

In response to Councilmember Ebner, Director Stevens stated that the Review Board had an extensive discussion and there are two principal reasons for any tree removals: 1) the trees are diseased; 2) the

improvements could not be designed around them. He indicated that the applicant considered in their submittal and in discussions with staff how the design could be changed, leading to formal review.

Mayor Morris opened the public hearing and asked if the proponents of the plan wished to ask questions or make comments on this project.

Guy Williams, Land Use Planning Consultant, 425 W. Bonita Avenue, Suite 202, represents Citivest, Inc., an Orange County firm, stated that Jeff Pomeroy, Vice President, Citivest, and Gary Andreas, Andreas Engineering, the engineer of record on this project were present. He noted that the five single story and two double-story homes have been custom designed. He stated that they have reviewed and concur with the conditions of approval and respectfully request approval of the zone change, tentative tract map, and amendment to the Zoning Ordinance. They are available to answer questions.

Councilmember Ebner congratulated and thanked them on the design.

Mayor Morris asked if anyone in opposition to the project wished to speak and no one came forward.

There being no one else wishing to speak, Mayor Morris closed the public hearing.

Mayor Pro Tem Templeman supported the project and said the Neighborhood Watch Group in that community indicated to him that they like the idea of the blighted property being cleaned up and that the equestrian homes would improve the value of their properties.

Councilmember Bertone thought this was a good project and after the title was read, moved to waive further reading and adopt **RESOLUTION NO. 06-21**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, RECOMMENDING APPROVAL OF TENTATIVE TRACT MAP NO. 05-04 (TTM 062861), A REQUEST TO SUBDIVIDE AN EXISTING 4.64 ACRE PARCEL INTO SEVEN EQUESTRIAN RESIDENTIAL LOTS ON THE PROPERTY LOCATED AT 220 WEST BASELINE ROAD.

The motion was seconded by Mayor Pro Tem Templeman, who stated that at the request of the community, the Public Works Department and the developer are working on water runoff and storm drain issues that will improve water management along Baseline, and he appreciates the developer's attention to this request.

The motion carried 4.0.1, with Councilmember McHenry absent.

After the title was read, it was moved by Councilmember Ebner, seconded by Mayor Pro Tem Templeman, to waive further reading and introduce **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 220 AT WEST BASELINE ROAD. The motion carried 4.0.1, with Councilmember McHenry absent.

After the title was read, it was moved by Councilmember Ebner, seconded by Mayor Pro Tem Templeman, to waive further reading and introduce **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. The motion carried 4.0.1, with Councilmember McHenry absent.

6. PLANNING

- a. Consideration of necessity for alternate development standards and/or procedures for non-residential condominium conversions.

ORDINANCE NO. 1159, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS PROHIBITING THE PROCESSING OF ANY TENTATIVE MAPS OR OTHER DISCRETIONARY APPROVALS FOR CONVERSION OF EXISTING NON-RESIDENTIAL BUILDINGS TO CONDOMINIUM UNITS AND PROVIDING FOR ITS ADOPTION AS AN INTERIM URGENCY ZONING ORDINANCE

Community Development Director Stevens reported that the City recently received an application to convert an existing industrial building at 949 N. Cataract into condominiums. He outlined the potential areas of concern associated with condominium conversions and stated that staff feels the use permit is insufficient to address these concerns as it relates to the application at hand. Staff thinks it is appropriate for the City to consider whether or not additional development standards or application processing procedures are appropriate. Director Stevens presented three alternatives and recommended adopting Ordinance No. 1159 as an urgency ordinance, enacting a moratorium to address potential concerns, which would require four out of five votes.

Director Stevens responded to Council that this project is for non-residential office or industrial condominiums and expressed concerns with problems of evaluating an older building that might not comply with parking. He did not want to create an ownership condition with a substandard building and felt it was important to evaluate all factors. He indicated he was not opposed to the project, however, the moratorium would provide the necessary tools to best address those concerns. He said adoption would take all four votes tonight.

Mayor Morris asked if anyone in the audience wished to express an opinion regarding this issue and no one came forward to speak.

In response to Councilmember Ebiner, Director Stevens stated that after adoption of the ordinance, it could hold up the applicant approximately 60 days; however, the submittal is preliminary and deemed incomplete. Director Stevens stated that once the ordinance is adopted, the applicant would be permitted to start the process, however, to allow a more complete evaluation, staff would request additional information.

In response to Mayor Morris, Director Stevens replied that including the 45 days for the urgency ordinance, the project could be extended ten months, fifteen days, and the public hearing would also require four out of five votes.

After the title was read, it was moved by Councilmember Bertone, seconded by Councilmember Ebiner, to waive further reading and adopt **ORDINANCE NO. 1159, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS PROHIBITING THE PROCESSING OF ANY TENTATIVE MAPS OR OTHER DISCRETIONARY APPROVALS FOR CONVERSION OF EXISTING NON-RESIDENTIAL BUILDINGS TO CONDOMINIUM UNITS AND PROVIDING FOR ITS ADOPTION AS AN INTERIM URGENCY ZONING ORDINANCE**. The motion carried 4.0.1, with Councilmember McHenry absent.

Director Stevens stated that staff would return in 45 days with a mechanism to address the problem.

- b. Appeal of DPRB Case No. 06-02, a 972 square foot two-story addition at 455 Balboa Court.

Assistant Planner Concepcion summarized this case originally heard by the Development Plan Review Board in January, 2006 and after revisions, was approved in February. He stated that this case was appealed and heard by the City Council on March 28, 2006, and referred back to the DPRB with the request that the applicant address lot coverage and design issues. Planner Concepcion reported that the DRPB felt the design issues related to the project should be addressed by the City Council to establish a clear City Policy. He stated that staff is in the process of developing a set of detailed mass and bulk design guidelines, and possibly numeric standards; however, for this case, the existing "standards of review" and the required findings for approval completely address the deficiencies of the proposed plans. Staff presented three options for Council consideration and recommended Option 1 as proposed by the DRPB to deny the project without prejudice.

In response to Council, Director Stevens stated that normally a detailed written report is not provided to the Development Plan Review Board, other than raising the issue of concern. However, due to the nature of this particular request, staff looked at this as trend setting and provided more information in the staff report to make it clear what the issues were so the Board understood the reasoning and the basis in more significant fashion than a routine application. He stated that at the third DPRB meeting, he moved to report back three options relative to compliance with minimum lot coverage standards. At the original meeting he was not prepared to make them completely redesign the project, but after considering Council's comments on the appeal, the scales tipped and the latest recommendation represents the best consensus of the Board.

Mayor Morris stated that the standards in the DPRB are appropriate for the City Council to follow, and if the City Council's decision is to be supported, the Council needs to make findings on specific issues.

In response to Councilmember Ebner, Director Patel stated that the property lines actually go ten feet beyond a wooden fence, which could be taken down, and there is nothing stopping the property owner from using the additional property; however, the property owner would be responsible for maintaining the drainage swale.

In response to Councilmember Ebner's concern about building a covered patio, Planner Concepcion replied that the property owner would not be able to go over the 35% lot coverage.

Kent Tsen, TNK Construction, designer/general contractor, stressed that the main reason for adding onto the back is to minimize the impact on living space, as the inhabitants do not have the liberty of moving out during construction. After exploring the possibility of adding to the front, it was determined that the financial burden was too great for the homeowners, and therefore was not proposed to the Review Board. Secondly, the addition was set back five feet from the centerline of the roof to minimize impact from the street. To address the Council's concern regarding on-site parking, he said the cement RV driveway could accommodate up to six vehicles.

In response to Mayor Pro Tem Templeman, Mr. Tsen replied that one vehicle is currently parked in the garage and one vehicle is parked in the driveway.

Councilmember Ebner indicated that second stories seem to be integrated with the houses located on Coronado, Portola and Marcos, and are approximately 300 square feet less than the proposed project. He recognized there is a cost factor, but inquired about the design factor to comply with the Board's request to better integrate the second story.

Mr. Tsen replied that he has not seen the houses on those streets, but it has been his experience that construction of a second story on top of existing garage and bedrooms would mean that the inhabitants could not occupy the first floor living spaces during construction. He mentioned that lot sizes on

Coronado are much smaller than the subject property. He understood that bringing the addition to the front to look more integrated would cost more money and said that is not feasible for this family.

In response to Mayor Pro Tem Templeman's concern with the roofline, Planner Concepcion clarified that the gable for the garage is lower than the ridge of the main portion of the house.

In response to Mayor Morris, Planner Concepcion replied that the unpermitted addition built by the previous owners in the 1990's is being removed and the proposed project would take its place.

Mr. Tsen responded to Councilmember Ebner that there are no plans for a covered patio.

Mayor Morris asked if anyone in the audience wished to speak on this matter.

- 1) **David Hoeffler**, 447 Balboa Court, submitted a letter of opposition signed by neighbors who were unable to attend the meeting. He stated that the addition mid-block would overpower the rest of the single story homes on the block.
- 2) **Polly O'Keefe**, 442 Balboa Court, said she and her husband are concerned with the size of the project overpowering the neighborhood.
- 3) **Tom Neprasch**, 482 Balboa Court, stated that their single story homes appraise at a higher value than neighboring two-story houses. He likes that everyone has a one-story house with enough space between each home and would hate to see his street change.
- 4) **Darrell Craig**, 458 Balboa Court, lives across the street from the subject house, said one reason he bought his house is the quaint neighborhood. He expressed concern with parking and doubted six cars could park on the lot.

Mayor Morris asked if the applicant wished to respond to the opposition.

Kent Tsen stated that their intent to integrate into the neighborhood is to sit the addition back away from the street six feet above the existing roofline, and it is possible to park six vehicles on the side.

Councilmember Ebner distributed his comparison of Floor Area Ratio and Lot Coverage for the subject property and surrounding two-story homes and felt that the proposed project was approximately 50% bigger than other houses on the block. He expressed concern with design issues and indicated that it does not appear that the two story structure integrates with the rest of the house.

Mayor Pro Tem Templeman stated that he was not opposed to having a second story on a house just because all homes are single story; however, he felt the design must be integrated to the existing unit. He mentioned that an architect, who sits on the Review Board, was made available to this designer and homeowner, and it appears that the Council is still unable to make finding in favor of this project.

Councilmember Bertone stated he would support staff's recommendation. He indicated that unfortunately this development changes the nature of the neighborhood and he was opposed to doing that.

Mayor Morris expressed sympathy for the owner's need for additional space, however, the proposed project would result in human density that does not now exist in the neighborhood. He is willing to support Option 1 that the addition has to be redesigned to better integrate with the existing home.

Director Stevens suggested that Council direct staff to bring back a resolution at the next City Council meeting, denying without prejudice DRPB Case No. 06-02 and setting forth findings consistent with comments in the staff report and City Council comments.

It was moved by Councilmember Bertone, seconded by Councilmember Ebner, to direct staff to bring back a resolution at their next meeting denying without prejudice DPRB Case No. 06-02, a 972 square foot two-story addition at 455 Balboa Court setting forth findings consistent with comments in the staff report and City Council's comments. The motion carried 4.0.1; Councilmember McHenry was absent.

7. 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.

Public Works Director Patel updated the City Council on Mr. Nichols project and stated that the existing 30" diameter water main on Foothill Boulevard was potholed and the depth of the main measured 6'6" to the street surface. This information has been submitted to the applicant's engineer to review the possibility of enlarging the proposed 18" diameter to 21" or 24" to accommodate the 510 E. Foothill Boulevard drainage. He said it is staff's opinion that upsizing of the storm drain is feasible with nominal impact to both developments and he hopes to bring back to the next meeting an agreement between the two parties.

In response to Mayor Morris, Director Patel stated that the timing of the replacement is Spring 2007 and they could proceed with their drainage system now. Director Stevens added that there are other multiple lines, it's a matter of protecting the existing line.

8. SAN DIMAS REDEVELOPMENT AGENCY

Mayor Morris recessed the regular meeting at 9:00 p.m. to convene a meeting of the San Dimas Redevelopment Agency Board of Directors. The regular city council meeting reconvened at 9:01 p.m.

9. ORAL COMMUNICATIONS

- a. Members of the Audience

No one.

- b. City Manager

- 1) Request from Los Angeles County Registrar-Recorder's Office to announce the need for poll workers for the June 6, 2006 Election.

City Manager Michaelis announced openings for poll workers for the June 6, 2006 Primary Election and interested citizens could contact the city clerks' office for additional information.

- c. City Attorney

No report.

- d. Members of the City Council

- 1) Report on Meetings

None

2) Appointments to the Public Safety Commission.

Mayor Morris and Councilmember McHenry reviewed three new applications and recommended appointment to the Public Safety Commission of former Commissioner Neil Oudejans.

Councilmember Bertone moved, Councilmember Ebner seconded to appoint Neil Oudejans to the Public Safety Commission for a two year term. The motion carried 4.0.1, with Councilmember McHenry absent.

10. CLOSED SESSION

Chairman Morris recessed at 9:03 p.m. to a City/Redevelopment Agency closed session pursuant to Government Code Section 54956.8:

a. **CONFERENCE WITH REAL PROPERTY NEGOTIATION**

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: 8383-010-054, 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. **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**

There was no action to report on the closed session items.

11. ADJOURNMENT

The meeting was adjourned at 10:35 p.m. The next meeting is May 23, 2006, 7:00 p.m.

Mayor of the City of San Dimas

ATTEST:

City Clerk