



**MINUTES**  
**SPECIAL MEETING OF**  
**CITY COUNCIL/SAN DIMAS**  
**REDEVELOPMENT AGENCY**  
**TUESDAY, OCTOBER 24, 2006, 5:00 P. M.**  
**CITY COUNCIL CHAMBERS, 245 E. BONITA AVE.**

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**PRESENT:**

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 of Community Development Stevens  
Public Works Director Patel  
Parks and Recreation Director Bruns  
Planning Manager Hensley

**1. CALL TO ORDER**

Mayor Morris called the meeting to order at 5:12 p.m.

**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

No one came forward to speak.

**3. STUDY SESSION**

- a. Final Downtown Charrette Presentation.

Assistant City Manager of Community Development Stevens introduced Mark Brodeur, the lead consultant on the project, to give a presentation on Charrette results, and to reply to inquiries.

**Mark Brodeur**, FIUD, Director of Urban Revitalization, Downtown Solutions, provided a detailed presentation and Powerpoint illustration of the findings for the Charrette process. He mentioned receiving a great response from a number of residents who participated, and together with the Sub-Committee, was able to compile and assemble all input received. He stated the process consisted of field and background research; Steering Committee meetings; online survey, public workshops to discuss value and visual preference, develop a vision statement, virtual tours of other downtowns; and walking tours of San Dimas downtown and Monrovia downtown.

Mr. Brodeur addressed potential zoning barriers and indicated that some existing convenient uses are not downtown friendly. He said what is desired are retail and commercial such as shops and restaurants. He mentioned that parking is provided through a parking district and there are no onsite parking

requirements; there are inappropriate development standards and he felt height restrictions could be relaxed to allow the type of development desired.

He said a major undertaking was defining downtown boundaries; and the city should be mindful of not encroaching too far into adjacent single family residences.

He stated that a SWOT analysis was conducted; He listed the strengths (easily accessible, unique businesses, short walkable blocks), weaknesses (lack of evening uses, draws, store fronts), opportunities (potential for night life and other events); and threats (structures not reinforced, competition, chains displacing local businesses.)

Mr. Brodeur summarized the top ten and bottom five results of the visual preference and on-line survey and stated the central themes included a white linen restaurant, a performing arts theatre, evening uses, farmers market, diversified uses, historic preservation, seismic retrofitting, unified streetscape, trees, parking plan, and a way finding program.

Mr. Brodeur presented preliminary recommendations based on input and discussion with the Steering Committee: 1) Develop Downtown Specific Plan to include a comprehensive design strategy; an appropriate use list; and parking standards; 2) Develop a Redevelopment/Economic Plan – as part of ongoing revitalization efforts, expand the program to include seismic retrofitting, capital improvement program, most importantly find a white linen restaurant; study temporary diagonal parking to slow traffic on Bonita; consider existing street light project throughout downtown; consider historic street furniture palette; develop a theme for Christmas decorations; and complete restoration of the Walker House. He outlined medium range priorities such as evaluating the merits and impacts of closing Exchange Place; return of the Farmer's Market; increasing parking district boundaries; formation of a Business Improvement District; assist in façade and seismic retrofitting; retain a public artist to bring in unique signature public art elements; complete the public art plaza; implement a wayfinding program; and convert 175 West Bonita into a first floor commercial building. Mr. Brodeur concluded with long term priorities to include considering the feasibility of grade separation at the railroad tracks; converting incompatible uses to compatible uses over a period of time; restoring the Johnstone Building, and expanding commercial uses on the north side of Bonita Avenue, between San Dimas Avenue and Iglesia Street.

Councilmember Ebner thanked Mr. Brodeur and said he and the Mayor are members of the Steering Committee that provided some excellent comments. He stated members of the public came to workshops with an intense interest in making San Dimas Downtown special. He stated that at one meeting Mr. Brodeur mentioned the ready, aim, fire approach. He liked the idea of a vision, once the framework is in place, they could move on to a specific plan.

In response to Council, Mr. Brodeur stated that approximately 250 residents participated on the website survey and approximately 100 attended the workshops. Mr. Stevens stated that approximately twenty people attended every meeting, for a total of 100 different participants at the five activities.

In response to Council, Mr. Stevens stated that the charrette was posted on the website, advertised in the City's newsletter, and by word of mouth. He requested Council input and said within 45 days, he would bring back specific recommendations, time frames, and cost estimates for the short, medium and long range priorities.

Councilmember McHenry stated that the best thing is this study was completed in eight weeks to allow the project to go forward in a timely manner.

Mayor Pro Tem Templeman expressed concern with homes converted into businesses end up with parking and signage problems. He suggested staff find ways to allow homes to be homes.

In response to Council, Mr. Brodeur stated the downtown revitalization is an on-going process and when dealing with individual property owners, the City should be patient and not aggressive. He said the City could invest in their community by improving the streetscape, implementing a wayfinding program and an art project, making sure there is appropriate parking and zone changes; moving quickly to encourage restaurant uses desired; and setting the groundwork for regulations.

Mayor Morris stated this is an informal study session and asked if anyone in the audience wished to comment.

**Don Rinaldi** thanked the City Council for the Charrette process and for the opportunity to serve on the Steering Committee. He mentioned that one problem identified is the inconsistent Western theme and said the Council should take the lead to make the necessary changes in the way the downtown is going to look over a long period of time. He is grateful for the stable city government.

**Maurice Cuellar** felt the Farmers Market should be implemented as early as next season. He intends to work with Director Bruns to bring to Council a presentation for the Farmers Market.

**Ron Kranzer** thanked the Council and commented that the Charrette brought a better, silent system in the Council Chambers. He felt the summary presented was marvelous and if Council proceeds with the recommendations, they need to move forward, find other people to get on board, and maybe improve on timeframe Monrovia had.

**Heidi Daniels** thanked the Council for the opportunity to sit on the Steering Committee. As a new business owner, she is open later in the evening, and is thrilled with the patio addition. She looks forward to the zoning changes to get some restaurants built. She indicated that expanding the hours would bring more money to the city; it costs money to implement some of the changes, but the return on the dollar is worthwhile. Be patient and stay the course.

**Cindy Williams**, 125 W. Bonita, Old Time Antiques, appreciated the survey to consider their thoughts and ideas. She attended the workshops and felt it was crucial to implement a mix in the downtown; she thought it would be nice for the community to have a Farmer's Market on Monday night to not hurt the businesses.

**Bill Emerson**, downtown merchant./local resident, felt the Fox project would be a kick start for part of the downtown and hopes that it ties in to the downtown

**Philip Ebiner**, San Dimas Avenue, thought it would be good for the City if even half of the items discussed were implemented.

**Ted Powl**, President/CEO, Chamber of Commerce, appreciated being included in the process. He suggested keeping in mind that San Dimas has a theme that has defined our community for the past 30 years, and hopes the changes do not take away from the distinct theme.

**Alline Kranzer** stated that many people think San Dimas is unique and should not be changed. She suggested having trees lit at night and said the Walker House needs to be restored regardless of cost.

**Alta Skinner**, 850 N. Walnut Avenue, praised the Council for hiring a consultant to study the downtown and said it's wonderful being part of a community that has such uniqueness. She believes the Walker House is going to be the core of the downtown for generations to come.

**Maurice Cuellar** suggested including in the process transportation oriented downtown and suggested that Fox consider a train station within their project.

In response to Mayor Morris, Mr. Stevens stated he would like to bring back in six weeks a specific recommendation.

Councilmember McHenry stated that this Council adopted towncore guidelines for the architecture for the downtown and the same guidelines would be followed for the Walker House, as were followed for the San Dimas Hardware Store and Quality Instant Printing. He said if the intent is to go to wooden facades, policy needs to be changed.

In response to Councilmember Ebiner, Mr. Stevens stated that the vision statement was inadvertently omitted and a revised slide would be distributed to Council.

Councilmember Ebiner stated he strongly supports going forward with this part of the Charrette and suggested taking into consideration ratings by the public.

Mayor Morris thanked the people who participated in the Steering Committee and said the ideas were good and the process worked very well. He expressed some disappointment at the low public participation, but thought it might mean that people have confidence in the way things are done in the city. He said anyone could come forward to express their concerns.

#### **4. ADJOURNMENT**

The meeting adjourned at 6:43 p.m. The next City Council meeting is October 24, 2006, 7:00 p.m.

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Mayor of the City of San Dimas

ATTEST:

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City Clerk