



**AGENDA**  
**REGULAR CITY COUNCIL /**  
**REDEVELOPMENT AGENCY MEETING**  
**TUESDAY, FEBRUARY 13, 2007, 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**

**2. INTRODUCTION**

- California Department of Forestry – Tree City USA presentation

**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. Speakers are limited to five (5) minutes.)

- a. Members of the Audience

**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.)

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:
  - (1) **No. 07-07**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF JANUARY AND FEBRUARY, 2007.
  - (2) Adding the City of Ontario to the Gold Line Joint Powers Authority  
**No. 07-08**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, ADOPTING AMENDMENT TWO TO THE GOLD LINE PHASE II CONSTRUCTION AUTHORITY JOINT POWERS AGREEMENT, ADDING THE CITY OF ONTARIO AS AN AUTHORIZED MEMBER OF THE GOLD LINE PHASE II CONSTRUCTION AUTHORITY.
- b. Approval of minutes for regular meeting of November 28, 2006.
- c. Eighth Annual Pomona Valley Stage Bicycle Race, March 17-18, 2007, Restricted street closures of Puddingstone Drive (Cannon Avenue to east city limits) and Cannon Avenue and Walnut Avenue (off Puddingstone Drive) on Saturday, March 17, 2007 - 6:00 a.m. - 5:00 p.m.; Closure of certain streets within the downtown area on Sunday, March 18, 2007, 6:00 a.m. - 5:00 p.m.

- d. Rejection of claim for damages from Sunaina Sharma.
- e. Rejection of claim for damages from Alex Fernandez.
- f. Rejection of claim for damages from Eugene Burger Mgmt. Corp.
- g. Award of Professional Services contracts to JAG Architects and Questar Engineering, Inc. for construction management services for the Walker House restoration project.
- h. Award of professional services contracts to RKA Consulting Group for professional engineering services for San Dimas Avenue enhancement project – Budget amendment to Fund 30.

END OF CONSENT CALENDAR

## 5. PROPOSALS FOR CONSIDERATION AND ACTION

- a. American Golf Corporation – request for the city to consent to a transfer of the lease to them for food and beverage services at San Dimas Canyon Clubhouse.
- b. Consider Farmers Market proposal as submitted by Maurice Cuellar.
- c. 1) Update on NPDES and other environmental permit issues.  
2) Amicus Letter of Support of petition for review to the Supreme Court of California.

## 6. PUBLIC HEARING

*(The following items have been advertised and/or posted. The meeting will be opened to receive public testimony.)*

- a. Tentative Parcel Map 06-02 (065790) request by North American Residential Communities, Inc. to subdivide one lot (3.78 acres) located in the SFA-16,000 zone into four lots (39,000 to 42,140 sq. ft.) for the future development of single-family homes at 405 W. Gladstone Street. Mitigated Negative Declaration.

**RESOLUTION NO. 07-09**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING TENTATIVE PARCEL MAP 06-02 (065790) A REQUEST BY NORTH AMERICAN RESIDENTIAL COMMUNITIES, INC. TO SUBDIVIDE ONE LOT (3.78) ACRES) LOCATED IN THE SFA-16,000 ZONE INTO FOUR LOTS (39,000 TO 42,140 SQ. FT.) FOR THE FUTURE DEVELOPMENT OF SINGLE-FAMILY HOMES AT 405 W. GLADSTONE STREET.

- b. Parcel Map 06-04 (061022) – Request to subdivide the property located at the southeast corner of Lone Hill Avenue and Gladstone Street into eight (8) lots for the construction of a commercial center consisting of a 148,000 sq. ft. Costco warehouse/retail facility with a tire center and gasoline service station and additional commercial uses on 22.83 acres.

**RESOLUTION NO. 07-10**, A RESOLUTION OF THE SAN DIMAS CITY COUNCIL APPROVING TENTATIVE PARCEL MAP 06-04 (061022), A REQUEST TO SUBDIVIDE THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF GLADSTONE STREET AND LONE HILL AVENUE INTO EIGHT (8) LOTS FOR THE CONSTRUCTION OF A COMMERCIAL CENTER CONSISTING OF A 148,000± SQUARE FOOT COSTCO WAREHOUSE/RETAIL FACILITY WITH A TIRE CENTER AND GASOLINE SERVICE STATION AND 71,500± SQUARE FEET OF ADDITIONAL COMMERCIAL USES INCLUDING RESTAURANTS AND RETAIL SHOPS/STORES.

- c. Vacation of that portion of Fifth Street extending east from Lone Hill Avenue to its terminus at the railroad right-of-way adjacent to the 57 Freeway and vacating appurtenant slope easements on the east side of Lone Hill Avenue north of Fifth Street.

**RESOLUTION NO. 07-11**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS COUNTY OF LOS ANGELES, STATE OF CALIFORNIA VACATING THAT PORTION OF FIFTH STREET EXTENDING EAST FROM LONE HILL AVENUE TO ITS TERMINUS AT THE RAILROAD RIGHT-OF-WAY ADJACENT TO THE 57 FREEWAY AND VACATING APPURTENANT SLOPE EASEMENTS ON THE EAST SIDE OF LONE HILL AVENUE NORTH OF FIFTH STREET

- d. Joint Public Hearing of the City Council and San Dimas Redevelopment Agency to consider a proposed Amended and Restated Disposition and Development Agreement between the San Dimas Redevelopment Agency and Costco Wholesale for property located at the southeast corner of Lone Hill Avenue and Gladstone Street. (*Continued from January 23, 2007.*)

**RESOLUTION NO. 07-12**, A RESOLUTION OF THE SAN DIMAS CITY COUNCIL PURSUANT TO THE PROVISIONS OF CALIFORNIA HEALTH AND SAFETY CODE SECTION 33433 APPROVING A PROPOSED AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE SAN DIMAS REDEVELOPMENT AGENCY AND COSTCO WHOLESALE, A WASHINGTON CORPORATION.

**RESOLUTION NO. 185**, A RESOLUTION OF THE SAN DIMAS REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT WITH COSTCO WHOLESEALE CORPORATION, A WASHINGTON CORPORATION.

## **7. PLANNING**

- a. A request for the City Council to hear the appeal of DPRB Case No. 06-80-D, a 322 square foot gazebo located partially on a slope at 132 Prairie Drive.

## **8. SAN DIMAS REDEVELOPMENT AGENCY**

- a. Oral Communications
- b. Executive Director
- c. Members of the Agency

## **9. ORAL COMMUNICATIONS**

- a. Members of the Audience
- b. City Manager
- c. City Attorney
- d. Members of the City Council
  - 1) Report on meetings

## 10. CLOSED SESSION

### **Recess to a City/Redevelopment Agency closed session pursuant to Government Code Section 54956.8:**

- a. Property: Southeast corner of Lone Hill Avenue and Gladstone Avenue  
Negotiating Parties:  
For Agency: Blaine Michaelis, City Manager/Executive Director, and J. Kenneth Brown,  
City/Agency Attorney.  
For Property: Steve McArthur, Northwest Atlantic - Costco  
Under Negotiation: Possible sale of property and terms and conditions of City/Agency possible participation.
- b. Recess to closed session pursuant to Government Code Section 54957:  
**PUBLIC EMPLOYEE PERFORMANCE EVALUATION.**  
Title: City Manager
- c. **REPORT OF CLOSED SESSION ACTION.**

## 12. ADJOURNMENT

The next meeting is Tuesday, February 27, 2007, 5:00 p.m. Preliminary Budget Meeting.

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 (909) 394-6216 TO CHECK OUT A RECEIVER.

**POSTING STATEMENT:** ON FEBRUARY 9, 2007, 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) AND THE CITY'S WEBSITE AT [WWW.CITYOFSANDIMAS.COM](http://WWW.CITYOFSANDIMAS.COM).