



**AGENDA**  
**REGULAR CITY COUNCIL /**  
**REDEVELOPMENT AGENCY MEETING**  
**TUESDAY, FEBRUARY 27, 2007, 7:00 P. M.**  
**COUNCIL CHAMBERS, 245 E. BONITA AVE.**

**NOTE: Students in Government Day participants will be present at the City Council meeting and sit with their counterparts.**

**CITY COUNCIL:**

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

**1. CALL TO ORDER**

**2. INTRODUCTION**

- Gary Rapkin, new Bonita Unified School District Superintendent introduced by Board Member Jim Elliott

**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) **RESOLUTION NO. 07-13**, A Resolution of the City Council of the City of San Dimas approving certain demands for the month of February, 2006.
  - (2) **RESOLUTION NO. 07-14**, 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).
  - (3) **RESOLUTION NO. 07-15**, A Resolution of the City Council of the City of San Dimas, California, making an election pursuant to Health and Safety Section 33607-5(B) to receive tax increment payments from the Creative Growth Redevelopment Project Area, Amendment Area No. 1, Amendment Area No. 2, Amendment Area No. 3 and from the Rancho San Dimas Redevelopment Project Area.

- b. Award of Professional Services Contract to Accela, Inc. in the amount of \$39,368.19 for software and implementation services to add code enforcement to City's existing 'PERMITS' Plus permit tracking system and associated Budget Amendment to Fund 70.
- c. Set date of appeal of condition number 14 of DPRB Case No. 06-87 -A request to construct an 884 sq. ft. detached garage located at 325 West Third Street in the single family Downtown Residential Zone. APN: 8386-013-078.
- d. Lot Line Adjustment 06-03 – A request to adjust property lines for certain APN's in the Northern Foothills to eliminate overlap of an existing parcel across the City boundary line between Glendora and San Dimas. (Applicant: NJD, Ltd./Fuscoe Engineering.)
- e. Waive Formal Bid Procedures for the Purchase of the Poles & Fixtures for the First Street Municipal Parking Lot Light Project from Sun Valley Lighting in the Amount of \$27,000.00.

END OF CONSENT CALENDAR

## 5. PUBLIC HEARING

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

- a. Tentative Parcel Map 06-04 (061022) – 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± sq. ft. Costco warehouse/retail facility with a tire center and gasoline service station and 71500± square feet of additional commercial uses including restaurants and retail shops/stores. *(Continued from February 13, 2007.)*

**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.

- b. 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. *(Continued from February 13, 2007.)*

**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

- c. Joint Public Hearing of the City Council and San Dimas Redevelopment Agency to consider a proposed Amended and Restated Disposition and Development Agreement (DDA) 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 February 13, 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.

## **6. PROPOSALS FOR CONSIDERATION AND ACTION**

- a. Staff review of Farmers Market proposal from Maurice Cuellar:
  - 1) Request for City sponsorship and financial support;
  - 2) Street closure subject to final conditions established by Traffic Safety Committee;
  - 3) Receive public comment
  - 4) Council direction.
- b. Request from San Dimas H.E.R.O.E.S for additional city financial support in the amount of \$3,000.

## **7. PLANNING**

- a. Appeal of DPRB Case No. 06-80-D, a 322 square foot gazebo located partially on a slope at 132 Prairie Drive.
- b. Request to initiate a Municipal Code Text Amendment to allow for a convenience market use at the Unocal Station at 1790 South San Dimas Avenue (APN: 8448-024-019) in the Specific Plan 17 Zone.
- c. Update on City appeal and/or revision related to RHNA number allocation.

## **8. OTHER MATTERS**

- a. Review and adopt FY06-07 State COPS Grant budget and expenditures.

## **9. SAN DIMAS REDEVELOPMENT AGENCY**

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

## 10. ORAL COMMUNICATIONS

- a. Members of the Audience
- b. City Manager
  - 1) Date and time for April Retreat of April 14, 2007 (8:00am-3:00pm)
- c. City Attorney
- d. Members of the City Council
  - 1) Report on meetings

## 11. 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. **REPORT OF CLOSED SESSION ACTION**

## 12. ADJOURNMENT

The next meeting is March 13, 2007, at 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 (909) 394-6216 TO CHECK OUT A RECEIVER.

**POSTING STATEMENT:** ON FEBRUARY 23, 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).