



**MINUTES**  
**REGULAR CITY COUNCIL**  
**TUESDAY, DECEMBER 12, 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 Ebiner  
Councilmember Sandy McHenry

City Manager Michaelis  
City Attorney Brown  
City Clerk Rios  
Assistant City Manager to Community Development Stevens  
Assistant City Manager Duran  
Public Works Director Patel  
Parks and Recreation Director Bruns  
Planning Manager Hensley  
Associate Planner Espinoza

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

Mayor Morris called the meeting to order at 7:06 p.m. and led the 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. Speakers are limited to five (5) minutes.)

a. Members of the Audience

1) In response to **Brad Secreto**, 1110 N. Cataract, Mayor Morris replied that the City requested and paid for an investigative report.

2) **Ginny Phillips**, 525 No. Amelia Avenue, addressed the City Council on the signatures gathered concerning the Mansion, and said citizens assembled when they heard the Goldline was being considered for the Towncore.

3) **Dennis Phillips**, 525 No. Amelia Avenue, would like to see what is done in town; would like Council to make decisions based on public input; and would like the City to offer workshops to educate the public on policy.

4) **Debbie Yasher**, Librarian, San Dimas library, announced the winners of the ipods drawing: Elisha Poppum & Parker Jennings; and said many others received prizes. She mentioned they are signing up high school students for a free simulated SAT test. The test is limited to 30 students, and if anyone is interested, they could sign up at the Library by January 27, 2007. Ms. Yasher mentioned several free children's programs at the Library and encouraged people to stop by.

5) **Joe Estes**, 1125 No. Cataract, stated he did not understand the explanations on the Secreto case and also inquired who the gentlemen was that spoke at the last meeting on DPRB Case No. 04-64.

Councilmember McHenry replied that Mr. Mahoney represented him at the last City Council meeting.

6) **Cassandra Stepp-Bowling**, 20 year resident, 1) thanked the City Council for being vigilant in keeping the hillsides open and undeveloped, unlike neighboring cities. 2) She expressed the need to have different code requirements for rural living on 40+ acres in the hillsides. She said forcing existing codes would encourage only developers to purchase hillside property and that would lead to more development in the hills. 3) She acknowledged the passing of a great man and San Dimas city member, Mr. Joe Ridley.

7) In response to **Brad Secreto**, Mayor Morris explained that Specific Plan 25 has a total of five different development uses and since the Councilmember lives in the caretaker facility, it is his primary residence, although it is not considered a residential development.

8) **Jeff Churchill**, Via Verde resident inquired about the proposed construction on the corner of Via Verde/Puente.

Mayor Morris stated that the item is on the agenda and Mr. Churchill would be given the opportunity to speak at the time the item is discussed.

9) **Jeff Churchill** inquired when the San Dimas Avenue Equestrian Trail would be opened and when would the fence be installed. He suggested reducing the speed limit on that street.

Director Patel stated that staff is looking at alternative fence materials, traffic sign safety, signs, speed study is being conducted, and he anticipates presenting a recommendation to Council in January.

Councilmember Bertone stated the City Council is anxious to see the trail reopened, but they want to do it as safely as possible.

Mayor Morris stated the City is constrained in reducing speed limits without the necessary findings. He said traffic experts are conducting the traffic study and a report will be available at the end of January for Council's consideration.

10) **Rick Stepp-Bowling**, 25 year resident, requested Council to honor Joe Ridley, a fine person who represented San Dimas.

### 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.)

Mayor Morris removed item 3A (2) related to the Walker House for separate consideration.

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

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

(1) **NO. 06-65**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF NOVEMBER AND DECEMBER, 2006.

b. Reject claim for damages from Allstate/Juarez, Jose.

**3A(2) NO. 06-66, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING THE APPLICATION FOR CCHE GRANT FUNDS FOR THE CALIFORNIA CULTURAL AND HISTORICAL ENDOWMENT (CCHE) UNDER THE CALIFORNIA CLEAN WATER, CLEAN AIR, SAFE NEIGHBORHOOD PARKS, AND COASTAL PROTECTION ACT OF 2002 FOR THE WALKER HOUSE RENOVATION/RESTORATION/PRESERVATION PROJECT.**

Councilmember Ebner stated the State has \$43 million available in grant funds and the City is applying for a \$2 million grant for the restoration of the Walker House. He inquired if the State Board would approve a request for less than \$43 million.

In response to Councilmember Ebner, City Manager Michaelis explained that each grant application is rated and eligibility is based on a threshold. Once the threshold is crossed, there is a possibility the City could be granted a portion of the funds.

Mayor Pro Tem Templeman suggested partnering with the School District and to consider as many community partners as possible.

It was moved by Councilmember Ebner, seconded by Councilmember Bertone, to waive further reading and adopt **RESOLUTION NO. 06-66, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING THE APPLICATION FOR CCHE GRANT FUNDS FOR THE CALIFORNIA CULTURAL AND HISTORICAL ENDOWMENT (CCHE) UNDER THE CALIFORNIA CLEAN WATER, CLEAN AIR, SAFE NEIGHBORHOOD PARKS, AND COASTAL PROTECTION ACT OF 2002 FOR THE WALKER HOUSE RENOVATION/RESTORATION/PRESERVATION PROJECT.** The motion carried 5.0.

#### **4. PUBLIC HEARING**

- a. Tentative Parcel Map 06-01 (65238), Non-Residential Condominium Conversion 06-01  
A request to convert an existing industrial park into non-residential condominiums at 949 N. Cataract Avenue. Negative Declaration.

**RESOLUTION NO. 06-67, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING TENTATIVE PARCEL MAP 06-01 (TPM 65238) AND ASSOCIATED NON-RESIDENTIAL CONDOMINIUM CONVERSION 06-01, A REQUEST TO SUBDIVIDE A 4.45 ACRE PARCEL WITH THREE EXISTING BUILDINGS INTO 13 NON-RESIDENTIAL CONDOMINIUMS ON THE PROPERTY LOCATED AT 949 NORTH CATARACT AVENUE.**

Associate Planner Espinoza presented the staff report and summarized that the non-residential condominium conversion request is to convert an existing industrial park consisting of three (3) separate buildings on one lot, located at 949 North Cataract Avenue, into separate air space for individual sale. The tentative parcel map will subdivide the site into 13 separate air space consisting of the individual units and an undivided interest in the common area (landscape plants, parking lots, etc.). Staff reported that at their November 15, 2006 meeting, the Planning Commission reviewed the project and recommended approval. Staff recommends approval of Resolution No. 06-67.

Mayor Morris inquired if converted properties are required to be brought up to current construction code.

Assistant City Manager Stevens stated that the ordinance allows staff to evaluate and compare the code to determine what upgrades, if any, are appropriate.

In response to Councilmember Ebner, Planner Espinoza replied that the site was originally developed for 182 parking spaces. He mentioned that the matrix included unpermitted improvements, which need to be removed or plans submitted for approval.

Assistant City Manager Stevens added that the CC&Rs require the applicant to show how the surplus parking spaces will be distributed. He said the individual units are held in common within a Homeowners Association and all parking is shared in some fashion.

Mayor Morris opened the public hearing and asked if the applicant wished to make a presentation.

**Josh Guthier**, Guthier San Dimas, LLC, appreciates all the work staff put in over the last 1.5 months. He will work with Mr. Stevens and Mr. Hensley to address the parking issue, and looks forward to working with Mr. Espinoza. In response to Mayor Morris, he said all the conditions are acceptable.

Mayor Morris asked if anyone in the audience wished to speak in favor of, or in opposition to, this project. There being no one else wishing to speak, the public hearing was closed.

After the title was read, it was moved by Councilmember McHenry, seconded by Councilmember Bertone, to waive further reading and adopt **RESOLUTION NO. 06-67**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING TENTATIVE PARCEL MAP 06-01 (TPM 65238) AND ASSOCIATED NON-RESIDENTIAL CONDOMINIUM CONVERSION 06-01, A REQUEST TO SUBDIVIDE A 4.45 ACRE PARCEL WITH THREE EXISTING BUILDINGS INTO 13 NON-RESIDENTIAL CONDOMINIUMS ON THE PROPERTY LOCATED AT 949 NORTH CATARACT AVENUE. The motion carried 5.0.

## 5. ORDINANCES

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

(1) **ORDINANCE NO. 1164**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING OF MUNICIPAL CODE TEXT AMENDMENT 06-04, AN AMENDMENT TO SECTION 18.152 (SIGNS) REGARDING POLITICAL SIGNS IN THE LANDSCAPED MEDIANS AND RESIDENTIAL PARKWAYS. **SECOND READING**

Mr. Stevens reported that the public hearing was continued from November 14, to allow additional clarification. At their November 28, 2006 meeting, the City Council introduced Ordinance No. 1164 by a vote of 4:1.

After the title was read, it was moved by Councilmember McHenry, seconded by Councilmember Bertone, to waive further reading and adopt **ORDINANCE NO. 1164**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING OF MUNICIPAL CODE TEXT AMENDMENT 06-04, AN AMENDMENT TO SECTION 18.152 (SIGNS) REGARDING POLITICAL SIGNS IN THE LANDSCAPED MEDIANS AND RESIDENTIAL PARKWAYS. The motion carried by the following vote:

AYES: Councilmembers Bertone, Ebner, McHenry, Morris  
NOES: Mayor Pro Tem Templeman  
ABSENT: None  
ABSTAIN: None

**(2) ORDINANCE NO. 1165, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING OF MUNICIPAL CODE TEXT AMENDMENT 06-03, AN AMENDMENT TO CHAPTER 18.162 REVISING THE REPLACEMENT RATIO FOR TREE REMOVALS, AMENDING THE LIST OF EXEMPTIONS AND MAKING VARIOUS TEXT CLARIFICATIONS. SECOND READING.**

City Manager Michaelis stated that the proposed ordinance revises the existing Tree Preservation Ordinance allowing two for one replacement ratio to be reduced if certain findings are made; addition of fruit trees and dead or dying trees to the list of trees exempt; clarification of the findings required for tree removal; clarification that significant pruning and/or topping may constitute tree removal; and changing the penalty for removing trees from a 4:1 ratio to “up to 4:1” ratio.

In response to Mayor Pro Tem Templeman, Mr. Stevens reiterated the direction that Council wanted further evaluation on the issue of trees in backyards and to have staff bring back a special ordinance in the near future.

After the title was read, it was moved by Councilmember McHenry, seconded by Councilmember Bertone, to waive further reading and adopt **ORDINANCE NO. 1165, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING OF MUNICIPAL CODE TEXT AMENDMENT 06-03, AN AMENDMENT TO CHAPTER 18.162 REVISING THE REPLACEMENT RATIO FOR TREE REMOVALS, AMENDING THE LIST OF EXEMPTIONS AND MAKING VARIOUS TEXT CLARIFICATIONS.** The motion carried by the following vote:

Ayes: Councilmembers Bertone, Ebner, McHenry, Morris  
Noes: Mayor Pro Tem Templeman  
Absent: None  
Abstain: None

Mayor Pro Tem Templeman felt this issue needed to be addressed on a broader scope.

At the request of Councilmember Bertone, City Manager Michaelis reported that recently the City adopted a municipal ordinance with a Tree Management Plan and qualified for Tree City USA.

## **6. PLANNING**

- a. Precise Plan 06-02, a request to construct two (2) 7,837 sq. ft. single-story office buildings and one (1) 16,173 sq. ft. two-story office building at the corner of Via Verde and Puente Street.

**RESOLUTION NO. 06-68, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN Dimas, CALIFORNIA, APPROVING PRECISE PLAN 06-02 (DPRB CASE NO. 06-07), A REQUEST TO CONSTRUCT TWO 7,837 SQ. FT. SINGLE-STORY OFFICE BUILDINGS AND ONE 16,173 SQ. FT. TWO-STORY OFFICE BUILDING ON THE FOUR VACANT PARCELS AT THE CORNER OF VIA VERDE AND PUENTE STREET).**

Planning Manager Hensley presented a request to construct a 31,847 sq. ft. office park consisting of two 7,837 sq. ft. single story office buildings, and one 16,173 sq. ft. two story office building at the corner of Via Verde and Puente Street. The Development Plan Review Board reviewed this project on October 26, 2006 and recommended approval; the Planning Commission recommended approval of Precise Plan 06-02 and the mitigated negative declaration associated with the project. Staff recommends approval of Resolution No. 06-68.

In response to Councilmembers, Manager Hensley stated that a resident expressed concern that the two-story element might limit the view; the height limitation is 30 feet; conditions impacting noise are covered; parking is for administrative uses; approximately 18 compact parking spaces, the maximum of 20% is based on a code requirement.

Mayor Morris stated this is not a public hearing, however, the Council would hear comments. He invited the applicant to make his presentation.

**Stan Stringfellow**, 326 W. Arrow Hwy., through a Powerpoint presentation, described the area and design elements of the project that fit in with surroundings buildings. He pointed out that efforts were made to buffer the buildings from residential streets. He mentioned the trellis requested by staff violates the scenic highway overlay zone and would have to be incorporated in some other way. He has reviewed and agrees with the conditions of approval.

In response to Mayor Morris, Manager Hensley replied the trellis issue is a setback problem, however, if the project is approved, staff agreed to discuss the landscaping element.

Councilmember Ebner suggested eliminating one compact parking space to accommodate nine full size spaces.

Councilmember McHenry recapped the Development Plan Review Board process with this case and stated that all individuals compromised for a win/win situation for all. Manager Stevens stated the use process took additional time and all parties did not agree on every element, but all agree they ended with a much better design.

In response to Mayor Morris, Mr. Stringfellow stated the design assistance helped to clarify what staff wanted, and he did his best to comply with every recommendation made for an overall nice project. He further replied that design assistance may not be economical for smaller projects. He thanked staff for their assistance.

Mayor Morris invited members of the audience to comment.

**Resident** of Via Verde, stated his wife rents an office from an office complex at the corner, which is predominately medical use, and he is aware of the parking issues. He indicated that the Via Verde Equestrian trail is highly used and asked if the crossing could be equestrian friendly.

Manager Hensley assured him it would be equestrian friendly.

After the title was read, it was moved by Councilmember McHenry, seconded by Councilmember Bertone, to waive further reading and adopt **RESOLUTION NO. 06-68**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN Dimas, CALIFORNIA, APPROVING PRECISE PLAN 06-02 (DPRB CASE NO. 06-07), A REQUEST TO CONSTRUCT TWO 7,837 SQ. FT. SINGLE-STORY OFFICE BUILDINGS AND ONE 16,173 SQ. FT. TWO-STORY OFFICE BUILDING ON THE FOUR VACANT PARCELS AT THE CORNER OF VIA VERDE AND PUENTE STREET). The motion carried unanimously.

## **7. OTHER BUSINESS**

- a. Request from Waste Management for annual rate increase.

Assistant City Manager Duran reported that the City's franchise agreement with Waste Management allows for an annual rate increase based on a percentage in the Consumer Price Index (CPI) and to reflect changes in the uncontrollable "extraordinary costs." Waste Management has submitted a request for an increase of 2.2% which is the percentage change in the CPI for the twelve months ending in October. They are also requesting additional increases due to "extraordinary cost" increases for landfill costs. Staff recommended that the Council approve the request for a rate increase pursuant to the terms of the agreement. He stated that Carolyn Anderson and Larry Rheinhart are in the audience.

It was moved by Councilmember Bertone, seconded by Mayor Pro Tem Templeman, to approve Waste Management's request for a 2.2% rate adjustment based upon CPI, and extraordinary disposal costs as outlined in the staff report. The motion carried unanimously.

b. Update on Los Angeles County Regional Planning Commission hearing on Vista Verde Ranch.

Assistant City Manager of Community Development Stevens reported that he, Mayor Morris, Councilmember Bertone, City Attorney, and residents attended the Regional Planning Commission hearing, at which time they acknowledged receipt of a significant amount of correspondence which expressed more opposition to the project. He stated staff would continue to register opposition to the project as presented and send a letter to cover all necessary elements on the revised EIR. He stated the Commission continued the meeting to March 14, 2007 and directed staff to respond to the issues, which included redesign of the most westerly lots; further evaluation by County Public Works of the proposed free sewer system to service Mesa Oaks area; evaluate the technical feasibility and determine how to reasonably address that and other minor technical issues. He felt the Commission was highly cognizant that if they recommend approval, more than likely the City of San Dimas would appeal; and if they deny the project, Mr. Singh would appeal. He stated that to maintain our position, staff would continue to attend County meetings when the matter is on the agenda and would provide an update to Council as the March 14 hearing date approaches.

Councilmember Bertone stated that the community is concerned about the Walnut Creek development. He praised Mr. Stevens for an excellent job in analyzing the Environmental Impact Report filled with issues, and stated Mayor Morris did an excellent job representing the City before the County Planning Commission.

Mayor Morris felt that difficult areas, particularly the intersection of the bridge onramp to San Dimas Avenue, should be resolved before they are approved.

Mr. Stevens stated staff would be better off trying to resolve those issues before taking them back to the County Planning Commission. He stated that he was contacted by Dentec wanting to discuss these issues.

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

Mayor Morris recessed the regular meeting at 9:02 p.m. to convene a meeting of the San Dimas Redevelopment Agency Board of Directors. The regular meeting reconvened at 9:16 p.m.

## **9. MEETING OF SAN DIMAS PUBLIC FACILITIES FINANCING CORPORATION**

Mayor Morris recessed the regular meeting at 9:16 p.m. and convened at meeting of the San Dimas Public Facilities Financing Corporation Board of Directors. The regular city council meeting reconvened at 9:19 p.m.

## **10. ORAL COMMUNICATIONS**

a. Members of the Audience

No one spoke.

b. City Manager

1) City Manager Michaelis announced that Dan Coleman will begin January 8, 2007 as the new Director of Community Development and encouraged people to stop by to welcome him.

c. City Attorney

No report.

d. Members of the City Council

1) Report on Meetings.

There were no meetings attended.

2) Appointment of public member to Development Plan Review Board.

Mayor Morris reported that per Municipal Code Section 18.12.020, one of the Development Plan Review Board members shall be an appointed member of the general public. John Sorcinelli has held the position since 1989 and he has expressed interest in reappointment. Staff requests Council direction.

It was moved by Councilmember McHenry, seconded by Councilmember Ebner, to reappoint John Sorcinelli as the public member to the Development Plan Review Board for 2007. The motion carried unanimously.

3) Mayor Pro Tem Templeman stated he has received calls reporting cars parked overnight on lawns in the towncore as well as other unresolved parking issues. He inquired about the recruitment of the overnight Parking Control Officer.

Assistant City Manager Duran stated the recruitment closes at the end of the month for two full time Parking Control Officers and by January, the officers would be able to target problem areas. He added that staff is currently looking at alternate methods of targeting offenders.

4) Mayor Pro Tem Templeman said he attended the Family Festival on Saturday and everyone had a good time. He wished everyone a Merry Christmas.

5) Councilmember Ebner wished everyone Happy Holidays.

6) Mayor Morris said the Family Festival is a nice, well attended event and everyone has a good time.

7) Mayor Morris said a couple of people mentioned the death of Joe Ridley, a resident of San Dimas who was also a businessman in the downtown for many years. He stated the Mr. Ridley was an active person in Friends of the Library and a lot of people in the community will miss him.

8) Mayor Morris wished everyone Happy Holidays.

**11. ADJOURNMENT**

The meeting adjourned at 9:34 p.m. The next meeting is January 9, 2007, 7:00 p.m.

---

Mayor of the City of San Dimas

ATTEST:

---

City Clerk